

## **Chairs report - 2017.**

This year has presented a number of achievements against a backdrop of significant challenges. We give thanks to God for our continued existence and independence as a faith based charity operating in what seems at times to be, an increasingly secular world.

At Board level, we said farewell to two valued colleagues, Ken Webb and Ed Whetham. They have both given great service over their respective periods of office and they both leave us with our heartfelt thanks. We were delighted that Mrs Helen Beech agreed to succeed Ken as Hon. Secretary and we join together in wishing her every success in this role over the coming months and years ahead.

On a financial level we were granted something of a reprieve with the rent reduction not being applied until October 2017 rather than October 2016. In addition, the National Living Wage and Pension changes were in smaller steps than originally announced - the same will not be true however in 2018 when their impact will really start to bite.

The staffing structures have remained broadly stable apart from the introduction of the new co-warden arrangements in Sheltered Housing, which have proved to be highly successful. I would place on my record my sincere thanks to all of the staff for their loyalty, devotion and commitment towards all of our vulnerable clients. The staff remain this organisations most valuable asset.

On a practical level, we have dealt with subsidence issues, burglaries and masses of Fire Safety work in addition to the more routine tenancy agreement reviews, sheltered housing handbook updates, redesigned Call Systems in Residential Care, two complex tenant issues, additional security infrastructure and site wide new CCTV planning. In particular, we were pleased to be able to play a small part in assisting with the demands of the post Grenfell Tower tragedy.

We are braced for the financial challenges expected in 2018 but we move confidently ahead knowing that our strength comes through the Christian roots of this unique organisation.

Peter Townrow  
26<sup>th</sup> January 2018.