



Annual Review 2010-2011



# Contents

- 3 Chairman's statement
- 4 National Director's statement
- 5 Programme overview
- 9 Financial activities
- 10 Summary of financial statements
- 11 Auditor's statement

Habitat for Humanity's vision is a world where everyone has a safe, decent place to live. We aim to eliminate poverty housing and homelessness from the face of the earth.

## So we:

- 1: **Champion decent housing as a human right.**
- 2: **Mobilise and support communities to implement projects that help people in housing need to claim their housing rights, create access to and overcome barriers to safe, decent housing. This usually takes the form of a community construction, renovation or new build project.**
- 3: **Make housing poverty and homelessness a matter of conscience and action so that it becomes unacceptable in every nation on earth.**

# Chairman's statement

**The highly unstable and unpromising economic climate that the public and private sector is experiencing has naturally had a negative impact on the charitable sector. In the past year Habitat for Humanity in Great Britain has not been immune to these difficulties. The total donations we received of £2.7 million were short of our targets but nevertheless a commendable performance by the organisation in the context of the economic and financial environment. We are learning to operate more effectively in this constrained situation and are already confident that we will achieve a meaningful increase in donations in the current year.**

Despite the challenge in raising funds, we managed to substantially increase our support for Habitat for Humanity projects around the world. As our targeted projects readied themselves to get underway, our grants from restricted funds actually rose by 65% on the previous year to £1.5 million. The Annual Review summarises how those funds have been allocated and expands on some of the

exciting work going on around the Habitat world. Despite the economic headwinds, it is vital that we continue to focus on helping the most vulnerable, and maintain our commitment to them.

Compared to prior years we did see a large rise in income from Foundations, Organisations and Institutions – largely due to our expanding relationship with DFID and the Elton John Aids Foundation. Additionally, we also saw a marked increase in the share of funds sent to the Latin American and Caribbean regions, partly a reflection of the need for disaster reconstruction in Haiti in the months following the January 2010 earthquake. However, the greatest percentage of our overseas funding continues to be dedicated to the core work of Habitat for Humanity in house construction, renovation and repairs.

As always, the staff of Habitat for Humanity GB under National Director Ian Walkden have worked selflessly to nurture our donor relationships, manage domestic and



international volunteering, evolve our domestic programme, develop fundraising events and attend to all the many tasks that are necessary for our mission. The Board and I are deeply appreciative of their unstinting dedication.

After nearly eight years as Chairman, I have decided to hand the baton - that I have been proud to carry - over to fresh hands. It has been a humbling and privileged experience to be Chairman of this wonderful organisation. It is my sincerest hope and expectation that the charity will continue to increase its impact on the lives of those currently living in the most deplorable conditions. I have been hugely supported by my able and committed colleagues on the Board of Trustees, by the unreserved support of our Royal Patron, and by the staff and supporters of Habitat for Humanity in Great Britain. To each and every one of them I express my heartfelt gratitude and admiration as well as every good wish for the future.

**Michael J. Kirkwood, CMG**

# National Director's statement

We often say at Habitat for Humanity that poverty housing is the 'mark' of poverty. No other issue expresses where a person has arrived in life's 'pecking order' than where they lay their head at night. Our homes define who we are; how we express ourselves and how we live our lives. In a shack or a slum shelter the normal things of life become so difficult. Raising children, earning an income, staying healthy, eating well – all of these activities take place at home and they are all made so much more difficult when that home is not the secure place it should be. Inadequate housing and homelessness traps families in poverty for generations.

It is therefore Habitat for Humanity's mission to intervene in the cycle of poverty, to stop the wheels turning and to enable families to break free from poverty through safe, decent housing.

So, in the period 2010 - 2011 we clarified our focus with a set of 'critical interventions' which would become the themes of our work. These nine themes are:

- 1: Subsidised shelter - Specifically for the most marginalised and vulnerable groups;
- 2: Local technology - Innovative shelter construction technology and sustainable development;
- 3: Disaster mitigation and reconstruction - Disaster risk

reduction, shelter reconstruction and reducing the impact of climate change;

- 4: Housing finance - Accessible and affordable housing finance for the poor;
- 5: Liveable cities – Peri-urban and urban slum development;
- 6: Advocacy - Advocating for secured housing tenure and the right to stay;
- 7: Education, economy and enterprise - Driving construction education, local construction economy and enterprise;
- 8: Mobilisation - Community leadership development and public mobilisation.
- 9: Projects in Great Britain.

In the context of these critical interventions, this financial year saw the development of two major programmes for us - the disaster reconstruction and mitigation project in Haiti, and the reconstitution of the domestic programme in Great Britain. With the twelve and eighteen-month anniversaries of the earth-shattering quake in Haiti, we saw significant achievements in meeting the needs of the Haitian people for transitional-to-permanent shelter, yet also huge numbers of people still to help. Eighteen months after the disaster, Habitat for Humanity is still working hard to help a struggling Haitian nation to build back and to build back better. More than 3,000 families have received upgradable shelters; over



200 homes repaired; 3,000 Haitians have been trained in construction; 1,200 trained in financial literacy; and more than 700 Haitians have found job opportunities through Habitat for Humanity's main office and Habitat Resource Centres. Our main reconstruction programme began in November 2011 under the leadership of former US President Jimmy Carter. Much closer to home we've seen our own domestic programme flourish with an extremely successful construction and education project in Banbury, the Empty Homes scheme in London and some innovative partnerships with other community housing and homelessness charities.

In the last year, with the support of donors, volunteers and partners, Habitat for Humanity Great Britain has been able to make generous grants to the work of Habitat for Humanity across a wide spread of our 'critical interventions'. It is my privilege to thank each and every one of our supporters. It is with great pleasure that I thank our outgoing Chairman, Michael Kirkwood, CMG for his outstanding commitment to Habitat for Humanity's mission. I look forward to Habitat for Humanity continuing to intervene in the poverty cycle in the months and years to come, because building homes really does change lives.

Ian Walkden

## Programme overview

### Global Village – Volunteering with us

In the period from July 2010 to June 2011 more than 400 individuals from across Great Britain responded to an open invitation from a local community and took up the challenge to raise money, see our work in action and build a home alongside a family. Teams of volunteers took part in Global Village challenges around the world, from Cambodia to Kenya, Mozambique and Paraguay. Some joined as individuals while others brought a team of friends or colleagues. The volunteers crossed cultural, geographical and emotional borders to stand alongside homepartners in building themselves out of the most appalling housing conditions.

“This experience provided adventure, challenge, collaboration, fulfilment and meaning.” – Jon Platten (2011)



## Programme overview



### Subsidised shelter for vulnerable people

Habitat for Humanity Great Britain continues to support projects in the developing world which provide decent, subsidised shelter for some of the most vulnerable people on our planet. This includes integrated housing for leprosy affected families in Ethiopia, where the disease carries such stigma that people live ostracised lives in appalling housing conditions. The project is enabling eighteen families to move into clean, sturdy housing in mixed communities that will bring better health and begin to break down barriers.



### Disaster reconstruction and risk reduction

We know that many areas of the world are particularly prone to natural disasters. We also know that people living in substandard conditions in these areas are made more vulnerable to the effects of disaster because of inadequate housing and building techniques. This is why Habitat for Humanity works to help communities build disaster preparedness into their programmes, so that permanent

housing will continue to be the safe place that it should be, even when floods, earthquakes or storms strike. Habitat for Humanity Great Britain supports the Building Readiness and Capacities for Emerging Disasters (BRACED) project in the Caribbean, helping local Habitat for Humanity offices in the region to prepare for, and mitigate the effects of disasters on people's lives.



### Land tenure and property rights

June 2010 – June 2011 saw the development of the 'Women Accessing Urban Land Tenure' project in Bolivia, funded by UKaid from the Department of International Development. In Cochabamba, the focus of this project, over 70% of the population do not have access to Urban Land and Property Entitlement. The lack of secure tenure means that permanent and adequate housing is extremely difficult. Without secure tenure, personal safety is fragile and shelter precarious. Access to safe drinking water and basic sanitation is limited, and consequently health and welfare suffer. Education is disrupted if families are evicted. The five-year project in Bolivia will enable approximately 1,800,000 low-income individuals without secure tenure to have access to urban land and property entitlement rights.



### Affordable housing finance

Housing, for people from all income groups, is not just a product but a process. It is developed in stages as a household's needs expand; an extension of their growth and development. With access to microfinance that is specifically designed for use on home-building projects, families in housing need are able to build incrementally, as they are able, but to quality standards and with materials that will last.

In countries all around the world Habitat for Humanity is working with existing microfinance organisations to develop specific housing microfinance products and to provide technical expertise for homepartners when necessary. This includes the 'Micro-loans for Home Improvement' project in Armenia, which is enabling 350 families over the duration of the project to transform their homes.

### Liveable cities

Many of the world's cities are experiencing urbanisation which is more rapid than the existing infrastructure can cope with. Urban housing stock decays and slums grow, as already crowded cities struggle to accommodate the influx of people.

Habitat for Humanity's response is to take a holistic view in making cities more liveable, through slum upgrading, condominium renovations, water supply and other projects. In Madagascar where the urban population is growing by 3.8% each year Habitat for Humanity is partnering with an urban municipality in Toliara, Madagascar, helping the community to build or renovate appropriate and affordable shelters on secure land. In addition, Habitat for Humanity is involved in providing drainage systems, water points, public latrines and paved pathways to enable communal life in this urban area to flourish.



## Programme overview

### Construction education and enterprise

Among low-income populations in the developing world, housing is most often acquired and improved incrementally. Habitat for Humanity is enhancing the chains of activities that support housing developments and improvements through 'Habitat Resource Centres'. Using the Habitat Resource Centres, Habitat for Humanity identifies gaps in the local supply of materials, designs, finance and skills and addresses them in ways that support local livelihoods.

Habitat for Humanity has established Habitat Resource Centres from Vietnam to Tajikistan and beyond. In Haiti as part of the disaster response, Habitat for Humanity has established Habitat Resource Centres which employ local Haitians to supply pre-fabricated construction elements for transitional shelters and repairs. At another recently-opened Habitat Resource Centre in Tajikistan and in response to the need for skilled workers, higher income and reduced emigration, Habitat for Humanity offers vocational construction education and also acts as a social enterprise producing construction materials for Habitat homes.



### At home

An exciting development for the domestic programme in the 2010 – 2011 period was the Miller Road project in Banbury, Oxfordshire. A group of young people spent the academic year learning construction skills onsite and gaining valuable experience on a building site. With this experience and with their Construction Skills Certification Scheme (CSCS) cards, many of them are looking forward to careers in the construction industry.

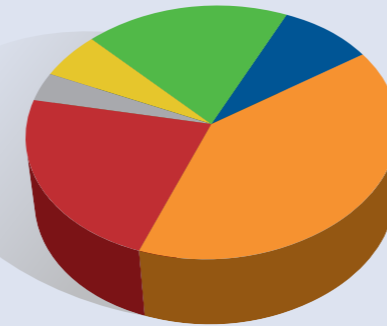
This fourteen-month project runs in partnership with Cherwell District Council, Oxford & Cherwell Valley College, Connexions, Sanctuary Housing Group and Habitat for Humanity.

In Southwark, London, Habitat for Humanity has been progressing the Empty Houses to Homes programme, with a new site at Nunhead. At this location, a building will be restored to become two flats and made available to families on the housing register.

Habitat for Humanity continues to support homeless shelters and emergency hostels in London, specifically working with the West London YMCA to redecorate some of their properties.

# Financial activities

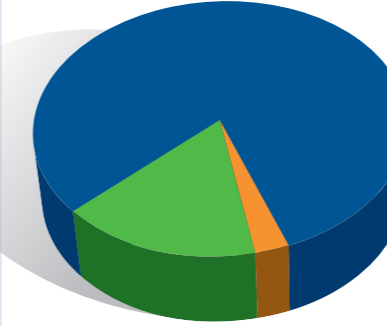
## What you gave



### Income by source 2010-11

- Individuals, churches and civic group donations 19%
- Corporate donations 9%
- Foundations, Institutions and Organisations 40%
- Volunteer Programmes 23%
- HFHI funding 4%
- Other income 5%

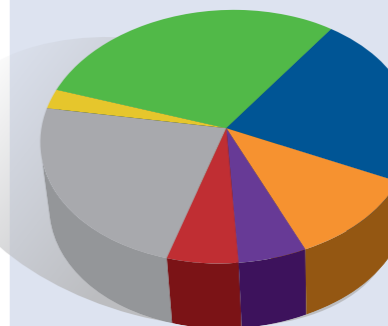
## How we spent the money



### Expenditure Ratios 2010-11

- Cost of generating funds 16%
- Charitable activities 81%
- Governance 3%

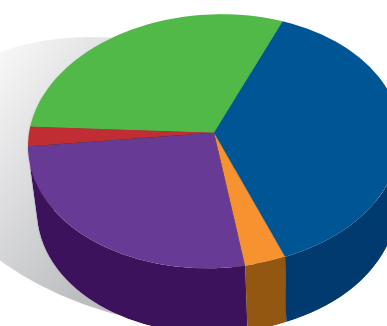
## What we spent the money on



### Grants Programme 2010-11

- Repairs, renovations & new houses 30%
- HIV, Orphans & Vulnerable groups 22%
- Watsan projects 11%
- Land Tenure projects 6%
- Disaster Mitigation 6%
- Disaster response / reconstruction 23%
- Domestic Programme 2%

## Where we sent the money by region



### Grants by region 2010-11

- Africa & Middle East 30%
- Asia Pacific 38%
- Europe & Central Asia 3%
- Latin America & Caribbean 27%
- UK 2%

## Statement of financial activities

|  | Unrestricted Funds<br>£ | Restricted Funds<br>£   | Total 2011<br>£         | Total 2010<br>£         |
|--|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Incoming Resources</b>                          |                         |                         |                         |                         |
| Incoming Resources from Generated Funds            |                         |                         |                         |                         |
| Voluntary Income                                   | 786,636                 | 1,928,309               | 2,714,945               | 3,194,403               |
| Investment Income                                  | <u>9,979</u>            | <u>—</u>                | <u>9,979</u>            | <u>11,663</u>           |
| <b>Total Incoming Resources</b>                    | <b>796,615</b>          | <b>1,928,309</b>        | <b>2,724,924</b>        | <b>3,206,066</b>        |
| <b>Resources Expended</b>                          |                         |                         |                         |                         |
| Costs of Generating Funds:                         |                         |                         |                         |                         |
| Costs of generating voluntary income               | 452,683                 | 88,675                  | 541,358                 | 548,751                 |
| Charitable Activities                              | 625,294                 | 2,012,507               | 2,637,801               | 2,208,651               |
| Governance Costs                                   | <u>89,216</u>           | <u>—</u>                | <u>89,216</u>           | <u>87,934</u>           |
| <b>Total Resources Expended</b>                    | <b><u>1,167,193</u></b> | <b><u>2,101,182</u></b> | <b><u>3,268,375</u></b> | <b><u>2,845,336</u></b> |
| Net Incoming/(Outgoing) Resources before Transfers | (370,578)               | (172,873)               | (543,451)               | 360,730                 |
| Transfers  | <u>9,555</u>            | <u>(9,555)</u>          | <u>—</u>                | <u>—</u>                |
| Net Income and Expenditure and Movement in Funds   | (361,023)               | (182,428)               | (543,451)               | 360,730                 |
| Total Funds Brought Forward at 1 July 2010         | 342,369                 | 1,600,149               | 1,942,418               | 1,581,688               |
| <b>Total Funds Carried Forward at 30 June 2011</b> | <b><u>(18,754)</u></b>  | <b><u>1,417,721</u></b> | <b><u>1,398,967</u></b> | <b><u>1,942,418</u></b> |

## Balance sheet

|   | 2011<br>£               | 2010<br>£               |
|---|-------------------------|-------------------------|
| Fixed Assets                                    |                         |                         |
| Tangible assets for use by the charity          | 37,662                  | 31,987                  |
| Current Assets                                  |                         |                         |
| Debtors   | 220,220                 | 225,041                 |
| Cash at bank and in hand                        | <u>1,262,176</u>        | <u>2,122,064</u>        |
|   | 1,482,396               | 2,347,105               |
| Creditors - Amounts falling due within one year | <u>121,091</u>          | <u>436,674</u>          |
| Net Current Assets                              | 1,361,305               | 1,910,431               |
| <b>Net Assets</b>                               | <b><u>1,398,967</u></b> | <b><u>1,942,418</u></b> |
| <b>Funds</b>                                    |                         |                         |
| Unrestricted Funds*                             | (18,754)                | 342,269                 |
| Restricted Funds                                | <u>1,417,721</u>        | <u>1,600,149</u>        |
|   | <b><u>1,398,967</u></b> | <b><u>1,942,418</u></b> |

The information opposite is in summary form and reflects the accounts of Habitat for Humanity Great Britain only. For a detailed analysis of our income and expenditure and a breakdown of funds, please visit our website to download our full audited accounts or call on 01295 264240.

The auditor has issued an unqualified report on the full financial statements and on the consistency of the Directors' Report with those annual financial statements. Their report on the full financial statements contained no statement under sections 498(2) and 498(3) of the Companies Act 2006.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Directors on 31 October 2011. M J Kirkwood – Director and Chairman I K Whitehead – Director and Treasurer

Financial Statements for the year ended 30 June 2011.

Registration Number 3012626  
Charity Registration Number 1043641

\*For explanation of negative unrestricted funds please refer to our full audited accounts which can be downloaded via our website or from the Charity Commission.

## Auditor statement

### Independent Auditors Report to the Members of Habitat for Humanity Great Britain

We have examined the summary financial statement of Habitat for Humanity Great Britain for the year ended 30 June 2011 which comprises Statement of Financial Activities and Balance Sheet.

This report is made solely to the company's members, as a body, in accordance with Section 427 of the Companies Act 2006 and the regulations made thereunder. Our work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our work, for this report, or for the opinions we have formed.

### Respective responsibilities of directors and auditors

The directors are responsible for preparing the Annual Review 2010-2011 in accordance with United Kingdom law. Our responsibility is to report to you our opinion on the consistency of the summary financial statement within the Annual Review 2010-2011 with the full annual financial statements and its compliance with the relevant requirements of Section 427 of the Companies Act 2006 and the regulations made thereunder.

We also read the other information contained in the Annual Review 2010-2011 and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the summary financial statement.

We conducted our work in accordance with Bulletin 2008/3 'The Auditors' Statement on the Summary Financial Statement in the United Kingdom' issued by the Auditing Practices Board. Our report on the company's full annual financial statements describes the basis of our audit opinion on those financial statements and the Directors' Annual Report.

### Opinion

In our opinion the summary financial statement is consistent with the full annual financial statements of Habitat for Humanity Great Britain for the year ended 30 June 2011 and complies with the applicable requirements of Section 427 of the Companies Act 2006 and, and regulations made there under.

We have not considered the effects of any events between the date on which we signed our report on the full financial statements 1 November 2011 and the date of this statement

**Grant Thornton UK LLP**  
**Statutory Auditor, Chartered Accountants**  
**13th December 2011**

**Royal Patron**  
H.R.H. The Duke of Gloucester KG GCVO

**Board of Patrons**  
Professor Graham Ashworth, CBE, DI  
Former Chairman of 'Going for Green', Keep Britain Tidy and Former President of Baptist Union of Britain

Mr Alistair Burt MP

Mr Simon Hughes MP

Sir Jonathan Sacks  
Chief Rabbi of the United Hebrew Congregations of the Commonwealth

Mr Terry Waite CBE  
Author and former Envoy to the Archbishop of Canterbury

### HFHGB Board of Trustees

#### Board of Directors

Michael Kirkwood, Chairman  
Chairman Ondra Partners

Stephen Howard, Vice Chairman  
MD Business in the Community

Ian Whitehead, Founder HFHGB  
Director of Finance & IS, St Dunstan's

Leonard Johnson, Director

Don Haszczyń, Director  
Vice President HFHI Europe & Central Asia

Simon Thomas, Director  
Dec 2008 - Consultant in education and training and Consultant to churches all over the world.

Stewart Wallis, Director  
Executive Director, The New Economics Foundation & Former Vice President of Programmes, Oxfam

Stewart Baseley  
Executive Chairman Home Builders Federation

Rebecca Liddle  
Susan Revell  
Head of Regulatory Reform (EMEA) Morgan Stanley

Gary von Lehmden  
Managing Director EMEA Co-Head of Corporate Banking Citigroup UK

Mrs Adrienne Carr  
Chair of the Board, Southwark Habitat for Humanity

Rev Dr Shannon C Ledbetter  
Chair of the Board, Liverpool Habitat for Humanity

Mr Larry Sullivan  
Chairman, COINS Global

Mr Duncan Berry  
Chief Executive Officer, GE Money Home Lending

David Stapleton  
Founder HFHGB and Company Secretary

The trustees of the charity are the directors and new trustees are selected by internal nomination. The trustees hold responsibility for the recruitment, selection and induction of new Board members, ensuring a diverse board in respect of age, race, gender, skills and experience.

Habitat for Humanity is building a world where everybody has a safe, decent place to live. Our vision is a world where nobody needs to live in rundown, dangerous and dirty housing. We work alongside communities, families, individuals and partners and have to-date helped over 2.5 million people to regain their lives through a permanent and secure home.

Home is the most important place in the world.



**Habitat for Humanity GB**

46 West Bar Street • Banbury

Oxon • OX16 9RZ

tel 01295 264240

email [enquiries@habitatforhumanity.org.uk](mailto:enquiries@habitatforhumanity.org.uk)

[www.habitatforhumanity.org.uk](http://www.habitatforhumanity.org.uk)

Company Limited By Guarantee Registration Number: 3012626

Charity Registration Number: 1043641



Members of the Fundraising Standards Board  
[www.frsb.org.uk](http://www.frsb.org.uk)

