

The cover features a large, light blue circle in the center. Inside the circle, the word "Nomad" is written in a large, bold, dark blue font. Below it, "Opening Doors" is written in a slightly smaller, bold, dark blue font. At the bottom of the circle, "Annual Impact Report 2018—2019" is written in a smaller, dark blue font. The background consists of several overlapping squares in shades of blue and teal. A dark teal circle is positioned at the top center, partially overlapping the main circle. A dark teal triangle points upwards from the bottom center, also overlapping the main circle.

Nomad

Opening Doors

Annual Impact Report 2018—2019

A message from the CEO

This has been another year of challenge and change in the housing world. Homelessness is still increasing. We are still seeing the sometimes-devastating personal impact of austerity and welfare reform. There is still not enough housing to go around, and not nearly enough is being built. Policy changes such as the buy-to-let tax reforms and the abolition of no-fault evictions are driving those few remaining landlords who are willing to house low-income households out of the market. Urgent change is needed.


We have hundreds of referrals every year for single people who can't find a tenancy in the private rented sector but are not entitled to any statutory help. We need to act quickly to fix this problem. We can't wait for change to come to us.

We strongly believe that everyone has a right to somewhere safe to live. We also believe that homelessness should not define a person, and that with a little help people can find their spark again. Over the last few years, we have integrated the Housing First principles, and strengths-based coaching into our work, and these now form the backbone to the Smart Steps programme. This year, we were fortunate enough to receive a National Lottery Community Fund grant of £499,552 to help us continue this work for another four years.

We have also been working on developing our other income streams, and we hope that by the end of the four years' Lottery funding we will be able to cover the cost of much of our front-line housing services without relying too heavily on grant fundraising. This will mean we can continue to support homeless people into housing for as long as we are needed.

Early next year, we will be launching our social letting agency, Four Trees Lettings. Through Four Trees, we will support private landlords to rent their properties to people on benefits and those who have experience of homelessness. We'll be managing house-shares in the private rented sector, offering decent, secure and affordable housing to single people, most of whom have no other housing option. Through our Smart Steps programme, we'll continue to offer training flats for those who need a little more support before they can manage their own tenancy, we'll continue to support people to manage their tenancies in the private rented sector, and we'll continue to coach people to achieve their goals and dreams.

We are pushing for a change. We hope you'll join us.

A woman with long, wavy blonde hair is focused on painting a large, colorful abstract artwork on a white sheet of paper. She is using a paintbrush to apply vibrant purple paint to a section of the drawing. The artwork features bold black outlines and is filled with various colors including purple, blue, green, and yellow. Several small bottles of paint are visible on the table, and a blue can is also present. The scene is set in a well-lit room, possibly a studio or a workshop, with other people visible in the background. The overall atmosphere is one of creative expression and collaboration.

**“Working with
Nomad helped me
bridge across a
difficult time.”**

Nomad's housing and support model



Referral

A person is referred to Nomad either by themselves or by another organisation.

Nomad will contact the person and explain the services that are available to see if they are interested in moving forward.

Assessment

The person is invited to attend a one-to-one assessment with one of the housing officers to assess if Nomad is the right service for them and if Nomad can meet their needs. The person is also given information on working with coaches.

Workshop and Approval

The person is asked to attend a workshop where people learn about tenant and landlord responsibilities. Once attended and all paperwork is complete, the file is sent to Head of Services for final approval.

People are also introduced to coaches and start working together if they want at this stage.

Viewing & Move-in

The person is then invited to view an appropriate property if they accept, a tenancy agreement is signed and the person can move in.


The person is provided with items such as kettles, bed sheets, pots, pans and plates alongside support to set up their benefits, register at a GP and generally settle into the accommodation.

The person will continue to work with a coach if they have chosen to do so.

Ongoing support

Housing Officers arrange to visit properties each week to check in with people and ensure they are settled in their accommodation and can talk about any issues that may arise. The person will also still be working with a coach.

Referrals to other organisations are made which may be appropriate for any extra support the person might need.



**“I have more of a
routine with day to
day life which means I
now socialise more,
because of this I feel
my stress levels have
gone down”**

Facts on Training Flats

34 People housed

12,935 Total days of sustained tenancies

301 Nights average tenancy length

88% Tenancy sustainment or positive move on

£3,251 Average saving to the public purse per person who accessed training flats.

Lucy's Case Study

Lucy was referred to Nomad when her time was coming to an end at a rehabilitation centre.

She moved into one of Nomad's training flats where she continued to work with drug services, along with her Nomad housing officer and coach.

She has since started a personal training course with the aim to be a personal trainer.

“My life is massively different, when I first came to Nomad I had a lot of problems with budgeting, depression and not wanting to do anything. Nomad gave good advice about how to go about solving problems”



Facts on Private Rented Service

40 People housed

13,101 Total nights of sustained accommodation

327 Nights average tenancy length

90% Tenancy sustainment or positive move on

£4,295 Average saving to the public purse per person who accessed private rented accommodation.

Dimitri's Case Study

Dimitri was referred to Nomad as he was rough sleeping and had nowhere to stay.

After going through the assessment process Nomad helped Dimitri access private rented accommodation. He was supported to set up his benefits and get settled into his new property.

He now is in full-time employment and is sustaining his employment.

“I feel more stable
and have put things
that were wrong,
right. I now look
forward positively
and feel much more
confident in my
abilities”



Facts on Personal Transitions Service

47

People worked with a coach

51

Outcomes were achieved such as work, volunteering, training, education and meaningful activities

5

Point average increase in wellbeing, measured through WEMWBS

£7,700

Average saved per person to the public purse through increase in wellbeing, calculated through HACT.

Ahmed's Case Study

Ahmed started working with a coach when he was struggling with his depression, unemployment and vulnerable housing.

He worked with a coach for a year, gained a High Ropes qualification and is now earning a good, self-employed living. He is sustainably housed and is no longer struggling with depression.

**“Now I’ve worked
with Nomad I am so
much more motivated
to go out and do
things. It feels like I
can look forward to
planning nice things
like holidays which I
couldn’t before.”**





Nomad Opening Doors

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