

Funding Partners

Thank you to all of our funding partners in 2024 - we can not do this alone and we are grateful for the support of -





















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Message from our CEO



Welcome to our latest Impact Report, covering the past fifteen months of our work across the Tees Valley and beyond.

I would like to begin by paying tribute to Carl Ditchburn, who has retired after an incredible thirty-eight years of involvement with CC87. Carl was one of the organisation's original founders and has served as Chief Executive Officer since 1991. Under his leadership, CC87 has grown from its humble beginnings into one of the leading providers of supported accommodation in the Tees Valley.

Over the years, thousands of individuals who have experienced homelessness have been housed and supported by CC87. Many have gone on to lead successful and fulfilling lives. Carl's legacy can also be seen throughout the wider sector—many professionals who were first given an opportunity by Campus have progressed to hold significant roles in other organisations.

Our apprenticeship scheme, introduced during Carl's tenure, has been life-changing for many young people. It has provided essential skills and experience, helping them step into much-needed roles within the construction industry. Throughout this period of growth, we have never lost sight of our core values. We remain committed to advocating for social justice and empowering people to realise their potential and build a better future.

Over the last fifteen months, demand for our services has continued to grow. We've developed new partnerships with local authorities to help deliver statutory services for young people in care, care leavers, and individuals sleeping rough. The high demand for our accommodation and support services is a testament to their quality and the dedication of our staff. The inspiring client and apprentice case studies included in this report reflect the real impact of their hard work and commitment.

Of course, we do not do this alone. I would like to thank all stakeholders who have contributed to Campus over the past fifteen months—especially our funders and the local authorities with whom we work closely on an ongoing basis.

This year also marks the conclusion of our five-year management support of the Coatham House Project in Redcar. With strong governance and leadership now in place, they are ready to operate independently. We are proud to have played a part in their journey and wish them continued success for the future.

Looking ahead, we are developing an investment plan to ensure that all our properties achieve a minimum EPC C rating by 2030. This will not only help meet government targets but also improve the quality and affordability of our homes for tenants. In addition, we aim to expand our portfolio of one-bedroom properties to support those ready to move into independent accommodation. The lack of social housing for single individuals, combined with unaffordable rents in the private sector, remains a critical challenge. Our goal is to provide genuinely affordable housing options for those who need them most.

Listen out for our new podcast which will be aired shortly, it will tell the story of CC87 from its early years to the present.

Thank you for your continued support and belief in the work we do.

Simon Virth

Chief Executive Officer Community Campus 87

Supported Housing

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Community Campus 87 provides supported housing across Middlesbrough, Stockton and Hartlepool. We have seventy bed spaces made up of self-contained flats and houses and larger shared houses.

Our model of support is based upon developing a positive relationship working collaboratively with an individual, building belief that change is possible and understanding that setbacks are part of the journey to independence.

The residents in our service have experienced periods of homelessness, or unstable, unsecure housing and due to their lifestyle and housing history have limited housing options.

Many of our residents have experienced adverse childhood experiences and trauma, to enable support workers to deliver the most effective support possible we commissioned Meadows Psychology Services to provide Therapeutic training which covered child development, attachment and developmental trauma, therapeutic skills training (encompassing trauma informed practice, working with emotional dysregulation and understanding adolescent behaviours) and UASC therapeutic training. Staff have found this training invaluable, giving them greater confidence working with all of our residents.

Many of our residents have multiple support needs and we take a holistic approach which helps to identify the links between the different areas of a person's life as social challenges do not occur in isolation.

Each resident has their own key worker and their own individual tailor-made support plan which has been constructed collaboratively taking into account an individual's priorities, strengths and capabilities.

Campus Case Study - Amber

Amber first came to Campus at the age of 17 and a half, during a time of significant upheaval in her life. She had originally planned to live with her Grandma, but due to her Grandma's declining health and subsequent move into a care home, that plan sadly had to change. With her Mam also living with ongoing mental health issues, returning home wasn't an option.

Determined to create a stable future for herself and her baby son, Amber reached out to Campus. In 2021, she moved into one of our supported properties in Stockton. From the outset, Amber was an excellent tenant. She formed a strong and supportive relationship with her Campus support worker, Kerri, and showed great commitment to managing both her tenancy and her responsibilities as a young mum.



Amber consistently maintained her home to a high standard and cared for her son with love and dedication. After three years in semi-supported accommodation, it became clear that she was ready to take the next step toward full independence.

With encouragement and guidance from Campus, Amber began bidding on properties through MyThirteen and Tees Valley Homefinder. She was initially matched with a Thirteen property—but to her delight, she was eventually handed the keys to a brand-new home in Thornaby. The property came newly carpeted, with a beautiful kitchen and a garden—perfect for her and her son to start their new chapter.

Campus supported Amber with her move, helping her set up utilities and settle in. She remains in regular contact with us, and we're delighted to hear that she and her little boy are thriving. Amber is now working three days a week in a local care home—a fantastic step forward in her personal and professional journey.

We're incredibly proud of Amber's progress and wish her continued success in her new home and career.



carrie Ann and Lucy doing well

Campus Case Study - Carulu

Carmen moved into one of our two share properties after a relationship breakdown, Carmen soon settled in to her new home and started to build a relationship with her housemate and support worker. During this time Carmen has developed her independent living skills allowing her to manage a tenancy and bills. Carmen has worked hard at the Northern School of Art and has secured a place at Edinburgh University. She will move to Edinburgh and start University in September. Carmen has been learning to budget and has been preparing for university by buying household items ready for the next chapter in her life. We wish her all the best.

Campus Case Study - Mo

Mo approached CC87 for help as he had received his right to remain in the UK and was therefore threatened with homelessness as he was required to leave his home office funded accommodation.

He was accepted for our supported housing service, and he completed our independent living plan and became tenancy ready. He also accessed mental health services as he had suffered a high level of trauma in his own country including episodes of torture. In addition we assisted him with passing his driving theory and test, no mean feat for someone who could not speak English three years ago.

Mo was very positive and determined to progress and we moved him to a general needs tenancy albeit with an element of support in the initial transition. He quickly gained employment and is now self-sufficient and also volunteers for CC87 assisting with the translation of documents into Arabic which we are very grateful for.

Campus Case Study - Carrie Auu

Carrie Ann and Lucy continue to thrive, Lucy has just started Nursery School in April. She missed her mum for the first two months but has settled in well now and loves outdoor play. Carrie Ann is now exploring further education and learning options for when Lucy goes back to Nursery in September. Carrie Ann continues to manage her home and has a positive network of supportive friends and some family around her. She has built a happy life for herself, Lucy and her other two adult children.

Rough Sleepers Project

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In 2022 the Rough Sleepers Accommodation Project commenced, a partnership with Hartlepool Borough Council and New Walk CIC to provide eighteen homes for rough sleepers or those at risk of rough sleeping. The people that we have housed have multiple needs of prolific substance use, poor mental health/physical health, poor social networks and a history of tenancy failure.

Over the last 15 months we have supported 13 people, helping them to take positive steps towards stability and a better future.

Continued Support for the Rough Sleepers Accommodation Project

We're pleased to announce that Hartlepool Borough Council has awarded us additional funding to continue running the Rough Sleepers Accommodation Project for another year.

This vital service supports some of the most vulnerable individuals in Hartlepool who are experiencing long-term homelessness, addiction, and offending behaviours.

We're proud to continue delivering this much-needed project and grateful for the opportunity to make a lasting difference in our community.

General Needs Accommodation



We provide a small number of general needs accommodation, when these become vacant we look to see who in our supported accommodation is ready for that process of change to independent living. As it is still with CC87 the initial transition is cushioned and a high level of support is provided to ensure this is successful.

Number of general needs accommodation

17 – a mixture of houses and flats

We have deliberately maintained the rent levels at local housing allowance rates so they are affordable for our tenants. We have seen huge increases locally in the level of private sector rents, way above local housing allowance levels. This makes renting from the private sector increasingly unaffordable for many of our tenants who are in low wage employment but are ready to move on from supported housing, and as a consequence, reduces the churn and availability of supported accommodation.

During the period of the report only two properties became available.

Average length of tenancy is currently just over 5 years



(Unaccompanied Asylum Seeking Children)



Case Studies



Catching up with Sorau

Soran has now moved into a Community Campus general needs property with his wife, Shapol and new baby Ariana which they have made into a beautiful home. Ariana is just a few weeks old and Soran is a very proud father and is very grateful for the support and guidance Community Campus and especially Stacey have given to him over the years. He is now exploring opportunities to volunteer with CC87, giving back to the organisation that has supported him so much. His continued progress and positive outlook are an inspiration to both staff and peers alike.

I don't know where I would be without the support from Community Campus 87 - and especially Stacey. She believed in me when I was struggling and that gave me hope. Now that my wife and I are building a life here, I want to give back and help others the way I was helped.



Case Studies



Hassau

At 17, Hassan moved into his first tenancy with cc87 in 2020 and successfully moved from a shared property to his own single tenancy. Hassan held down a part time job and attended college, whilst learning all there was to know about managing and understanding his tenancy, on move out day Hassan thanked the Middlesbrough staff for always supporting him. As a refugee, Hassan has no family in the UK and has at times felt lonely and isolated however cc87 helped him find community and build friendships. Hassan is now a confident young man who has been on a journey with cc87, making mistakes but learning from these and never giving up – he has now moved onto his own independent tenancy with a private landlord, has learnt to drive and purchased his own car and is looking forward to full time work as a mechanic!

Aunie

Annie came to live with cc87 after a family breakdown in Jan 2024, Annie was 17 at the time and was very anxious and worried about what the future looked like for her. Annies mum lived in Thailand and she had very limited contact with her and Annie struggled with this massively. I supported Annie to continue to attend college and navigate universal credit / job centre appointments. I promoted Annies relationships with her family members who had a positive influence and over the year and half these relationships became stronger, this lead to Annie moving to Thailand to live with her mum and mums side of the family. I have since spoken to Annies family who have explained she is having a wonderful time and flourishing whilst learning more about her family roots.

Adriau

Adrian was referred into our Rough Sleepers
Accommodation Project by Hartlepool Council as he was
street homeless and had a length history of addiction, poor
mental health and offending. It took time to build trust and
he was vulnerable to financial exploitation by his peers due
to his drug use.

Over a period of time, seeing him nearly everyday and attending with him at treatment services and mental health services, a level of stability was achieved. One of the consequences of this was that he stopped going out of his property for fear of meeting his old acquaintances who would try to manipulate him and sabotage the progress already made. We took time to take him out of the property accompanying him on walks around the local park or at the local beach and library showing him how to use the internet.

His independent living skills developed, setting goals for him to achieve on a weekly basis. However his mental health increasingly became a cause for concern and whilst involved with local mental health services he made several attempts on his own life with a number of short stays in hospital. Despite our ongoing concerns he was always discharged to the community and we made daily visits, sometimes several on the same day to ensure he was safe and as well as possible.

After one visit we found him laid across the floor unconscious. He had hit his head on the mantle piece after having some form of seizure. He was taken to hospital where he was on a life support machine for several days due to kidney failure and compartment syndrome in his leg requiring surgery.

After a spell in hospital he went to a placement in residential care where he has 24hr support and is flourishing. We have fought for this to be a permanent situation and are happy to report that this has been agreed with Social Care.

Case Studies



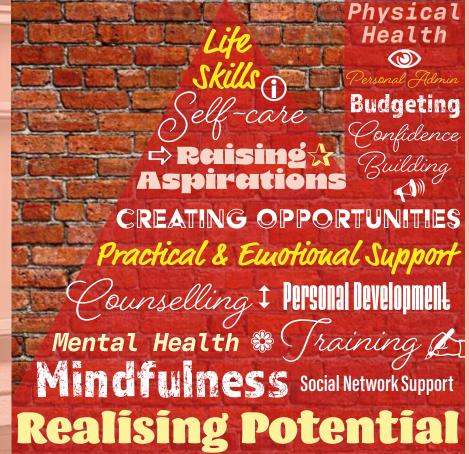


Mohawwad

Mohammad came to us via the Homeless Gateway and had lived in Bridge House for a period of time. He struggled with his mental health through a very unsettled period of time. He has visits twice a week from our team and he has learnt how to manage his budget and maximise his income. Mohammad is supported with keeping his mental health appointments and he is getting much better at looking after his own wellbeing. He has just secured 'Move-on' accommodation with Thirteen. We will continue to support him through the transition and help him to furnish his flat with white goods.

Sarah

Sarah became homeless due to domestic violence and lived in a hostel prior to coming to Campus. It was the first time that she had managed her own tenancy but she has coped brilliantly. She is now living in 'move-on' accommodation and we have supported her to settle in and live independently and wish her all the best for her future.



Who we housed in 2024

Through to March 31st 2025

Total number of people housed during this period 146

Male 89 Female 56 Trans Woman 1

Ethnicity

White – English, Welsh, Scottish, Northern Irish, British	94
Other Ethnic Group - Arab	14
Asian-Asian British any other Asian background	12
Black African - Caribbean Black and African	13
Mixed Multiple Ethnic groups – White and Black Caribbean	6
Other Ethnic group	7

Age as of 31st March 2025

16 – 17	20
18-24	64
25 -65	60
66 +	2

During this period, we have accommodated...

25 Unaccompanied Asylum-Seeking children UASCs.

19 care leavers and two children in need aged 16/17

The average length of stay was 438 days

We housed 146
vulnerable young
people & adults
during 2024

Outcomes

For the 65 people who left during 2024/5 43 Planned (66%) and 22 Unplanned (34%)





Did the client require support to better manage their self-care and living skills?

Out of a total of 65, 56 (86%) stated it was a support need and 42 (75%) stated that they were better able to manage their self-care and living skills.



Did the client need support to maximise their income, including receipt of Universal Credit, Housing Benefit, Pip and any other welfare benefits?

53 (82%) stated it was a support need and 50 (94%) stated they maximised and maintained their benefits successfully.



Did the client need support to manage their money and/or reduce their debt?

45 (69%) stated it was a support need and 36 (80%) stated they were better able to manage money and reduce debt.



Did the client need support to improve their social networks and relationships?

46 (71%) stated it was a support need and 36 (78%) stated they had improved social networks and relationships.



Did the client need support to better manage their physical health?

36 (55%) stated it was a support need and 31 (86%) they had improved physical health



Did the client need support to better manage their mental health and/or self-harm?

28 (43%) stated it was a support need and 19 (68%) stated they were better able to manage their mental health and or self-harm



Did the client require support to access training, education and/or volunteering opportunities?

26 (40%) stated it was a support need and 23 (88%) were able to access training, education and volunteering opportunities.



Did the client need support to maintain their accommodation and avoid eviction?

65 (100%) stated it was a support need and 43 (66%) maintained their accommodation and moved on in a planned way.



Did the client need support to develop confidence and hope for the future?

55 (85%) stated it was a support need and 43 (78%) stated they had improved confidence and hope for the future.

Outcomes

for the 65 people who left during 2024



10 (15% of total)

From 1st January 2024 to 31st March 2025 we had 65 supported housing departures from all services

24 (37% of total)

2

31(48%)

Middlesbrough

Total Number of Departures

Planned	15 (63%)
Housing Association	3
Private Rented	6
Friends	1
Returned to family home	2
Other supported accommodation	3
Unplanned	9 (37%)
Given notice	5

Stockton

Total Number of Departures

Fleeing violence

Abandoned

Planned	22 (71%)
Housing Association	14
Returned to a family home	1
Private rented	2
Moved in with partner	1
Friends	2
Other supported accommodation	2

Unplanned	9 (29%)
Given notice	5
Abandoned	3
Returned to custody	1
Abandoned	3
Notice	3
Custody	1
Mental Health Unit	1

Hartlepool

Total Number of Departures

	(1070 01 10111)
Planned	6 (60%)
Other supported accommodation	3
Supported living accommodation	
(long term)	1
Returned to family home	2
Unplanned	4 (40%)
Custody	2
Given notice	2

General observations

It is pleasing to note that there were more planned departures during this period than in 2023, forty three in 2024 as opposed to 32 in 2023.

CC87 is a more diverse community than it has ever been with 35% of residents being non-white British. Males make up 61% of residents. USAC and Care Leavers make up 30% of residents.

Helping Others



Stepping Back from Coatham House, Redcar



After five years of dedicated involvement, we have now stepped back from managing Coatham House in Redcar. We are proud to have supported the charity through a significant period of growth and development. It is now in a much stronger position - more robust, resilient, and well-equipped to deliver its core mission in the years ahead.

Looking forward, the charity will be entering an exciting new chapter, including the appointment of a new CEO and the implementation of a carefully planned succession strategy. It has also relocated to a new office on the High Street, providing an improved base from which to continue its impactful work with clients and the wider community.

Carlisle Key Project

We continue to support the Carlisle Key Project.



Carlisle Key provides housing and support to young people who are homeless or at risk of homelessness through their weekly drop-in and supported housing service.

We have worked with them to set new housing benefit levels that accurately reflect the service they provide and our finance team have given them guidance around financial management.



Helping Others



Centre for Social Justice Foundation



We continued to engage with the Centre for Social Justice, ensuring the voice of our tenants and service users is used as an evidence base to develop policy reform that tackle the root causes of poverty and social breakdown.

CC87 met with Senior Researcher, Joshua Nicolson who has started a new project for the Centre for Social Justice focused on why having a home is a critical foundation and how the government can better support rough sleepers into accommodation and particularly the importance of wrap around support for those who are or at risk of homelessness. We talked about our various projects and they were particularly impressed with the way we approach rough sleepers within the RSAP project and the positive outcomes we are achieving.

Anekal Rehabilitation Education and Development Centre (READ), India

Community Campus continues to support the work of the Anekal Read Centre in Bangalore. The centre works with the most disadvantaged rural and tribal communities in Southern India to create sustainable livelihoods. Over the years we have helped fund the building of two classrooms for Jamboo Savari Dinne Junior School, sent a container of school furniture that was initially marked for disposal, donated and helped build a youth hall in a rural village in Tamil Nadu.

Staff donate a small amount of money from their monthly salary which is transferred to the project on an annual basis, helping the centre with the latest projects which include a focus on the identification and prevention of child labour, ensuring that every child has the right to a safe environment and education.



Care & Repair

The Care & Repair Team

In our early years of operation, we employed various contractors to complete repairs on our properties, as the number of properties grew we decided to create our own maintenance and repair service, ensuring we are in control of costs, quality and customer care whilst also meeting one of our aims of creating sustainable employment. The 'Care and Repair' team can now undertake the majority of repairs within our housing stock except for roofing, gas and electrical work. We now take on commissioned work from other organisations from small scale repairs to major refurbishments.

Apprenticeships

We are committed to the delivery of apprenticeships in CC87 especially within the construction department. The apprenticeships change peoples lives, giving them hope for the future, equipping them with the skills and experience to move onto permanent employments alongside improving resilience, confidence and emotional well-being. Nathan is close to completing his painting and decorating qualification whilst Noah has started a joinery qualification.

These apprenticeships are becoming more difficult to fund due to the increases in the apprentice and minimum wage, so if you or your company are interested in sponsoring an apprentice please contact us.



Care & Repair

The Care & Repair
Team responded
to 109 emergency
repairs and a further
403 non-emergency
repairs throughout
2024 up until 31st
March 2025



We have provided over thirty work experience placements for students in the construction department at Stockton Riverside College giving them experience in real life work sites at Community Campus. In addition, a number of students have volunteered their time during the college holidays. The students have enjoyed their placement with CC87.

I would like a career in the construction industry

We have learned so much in just a couple of days on work experience



On The Table

A group of Campus staff recently hosted an 'On the Table' event on behalf of the Community Foundation Tyne & Wear and Northumberland. The gathering provided a space for open and honest conversation about the challenges and opportunities facing local communities. The event encouraged the sharing of ideas, experiences, and aspirations, helping to strengthen connections and inspire collaborative action. By holding this discussion, the team at Campus played a vital role in supporting the Foundation's mission to promote community engagement and drive positive change across the region.



Campus Trustees



The Board of Trustees plays a vital role in the success of our organisation. They are responsible for the overall governance, strategic direction, policy framework, and risk management that guide everything we do.

Becoming a Trustee is a voluntary role.
Each Trustee brings a unique blend of skills, personal qualities, and lived or professional experience — all of which help shape and support the management and development of our organisation. While the Senior Management Team handles the day-to-day operations, staffing, and project delivery, it is the Board of Trustees who provide the oversight and leadership that ensure we stay true to our mission.

We want to say a heartfelt thank you to all of our Trustees. Your dedication, time, and guidance make a real difference in helping us achieve our aims and deliver meaningful impact in our community.

Anthony Brown, Chair
Vacancy, Treasurer
Samantha Tullock, Board Member
Michelle Shaw, Board Member
Jolan Gergely, Board Member
Sharon Caddell, Board Member

In The Spotlight

From Campus to Creator: Paul Cooper's Inspiring Journey

Recently, one of our members of staff had a chance encounter with a former tenant, Paul Cooper, at an Assist 'A Seat at the Table' event. Paul later dropped by our office to share his reflections on the time he spent living with Campus in the early 2000s - a period he describes as truly life-changing.

At just 16, Paul reached out to Community Campus 87, drawn by the freedom and support that Campus offered — a stark contrast to the rigid structures he had experienced in care. His positive experience with Campus left a lasting impression and helped shape the path he would later take.

Since leaving Campus, Paul has gone on to achieve remarkable things. He began his professional career as a police officer, serving with both Cleveland Police and Lincolnshire Police. It was during this time that he developed the idea for a mobile app, **Pocket Sergeant**, designed to streamline policing processes. The app has become widely used by police officers across the UK and has won multiple technology awards (12 in total). Pocket Sergeant is available on the Google Play Store, with a subscription of just £1 per month, and is currently being trialled by Wiltshire Police for its potential to reduce paperwork and improve efficiency.

Paul didn't stop there. He also developed another app, MisPer, which aims to revolutionise how missing person cases are managed. By leveraging data to predict search areas and improve coordination, MisPer brings a smarter approach to solving these critical cases.



His journey, from a young person in care to tech entrepreneur, is detailed in his newly released book, From **Trauma to Triumph**. The memoir covers his early life in Stockton, joining the police force, and the path to founding his own tech company.

Paul also hosts the **Pocket Sergeant Podcast**, a weekly show that features conversations with former police officers and criminology experts, offering insights into the future of policing and sharing powerful personal stories.

Today, Paul is the founder of **NE Digital**, a forward-thinking agency based at the Not Work Hub in Wynyard. Through NE Digital, Paul now supports other entrepreneurs and organisations in turning their app ideas into reality — just as he did with Pocket Sergeant.

It's inspiring to see how Paul has taken his experiences, both good and challenging, and used them as a foundation for innovation and positive change. We're proud to have been part of his journey — and we look forward to seeing what he'll do next.

All the best for the future Paul!

Pocket Sergeant is available on Google Play and App Stores, with a subscription of just £1.99 per month, and is currently being trialled by police forces for its potential to reduce paperwork and improve efficiency.





