COMMUNITY CAMPUS 87

Our Work in 2025

More than just a roof...

WERNER

festive
magic

Message from our CEO

This year has continued to present significant challenges for the people we support and for the wider communities in which we work. The ongoing cost of living crisis has placed increasing pressure on our tenants, many of whom are facing rising household costs, financial insecurity, and uncertainty about the future. At the same time, unemployment and barriers to sustainable employment opportunities have continued to affect many individuals, impacting well-being, confidence, and long-term stability.

Demand for our supported housing services has remained consistently high throughout the year. We have seen increasing numbers of people requiring safe accommodation, practical support, and guidance to help them rebuild their lives and move towards greater independence. This sustained demand highlights both the importance of our work and the continuing need for accessible, person-centred support services within our communities.

In the face of these pressures, our staff team has shown exceptional dedication, resilience, and compassion. Their commitment to supporting tenants through difficult circumstances has been central to the positive outcomes achieved across the organisation. Every day, staff have gone above and beyond to provide encouragement, practical assistance, and opportunities that enable people to make meaningful progress in their lives.

We are proud of the achievements made this year. Through the collective efforts of our staff, partners, and tenants, many individuals have been supported to improve their well-being, develop independent living skills, access training and employment opportunities, and move towards more secure and positive futures. These outcomes reflect not only the determination of those we support, but also the strength of our values and our continued commitment to delivering high-quality supported housing services.

As we look ahead, we remain committed to responding to the growing needs within our communities, strengthening the support we provide, and ensuring that every person who engages with our services is treated with dignity, respect, and hope.

Simon Virth

Chief Executive Officer
Community Campus 87

Who We Housed in 2025/26

179
People Housed

77
People Newly Housed

35
Aged Under 18

67
Left the Service

52
Moved to a Housing Option of Their Choice

15
Abandoned or Given Notice

Who Left the Service in 2025/26

How our tenants who left the service (67) progressed to independence.

Self-Care Skills

Fifty-four (86%) reported that they needed help to improve their self-care and independent living skills – forty-two (78%) reported that they had improved their self-care and living skills and no longer required support in that area.

Claiming Benefits

Fifty-four (86%) reported that they need help with claiming benefits – fifty (93%) reported on leaving the service that they no longer required help to claim benefits.

Managing Money and Reducing Debt

Forty-three (63%) reported that they need help to manage their money and or reduce their debt – thirty-five (81%) reported that they could manage their finances independently on leaving the service.

Mental Health and Self-Harm

Thirty-six (57%) reported that they needed support to better manage their mental health and self-harm – twenty-seven (75%) reported that they could better manage their mental health and self-harm at the end of the service.

Training, Education and Volunteering

Twenty-five (38%) reported that they needed support to access education, training or volunteering opportunities – twenty (80%) stated that they had been successful in accessing education, training or voluntary opportunities.

Our Work to Alleviate Financial Hardship

Due to the ongoing cost of living crisis and rising fuel prices, staff have increasingly been focused on alleviating hardship supporting tenants facing financial difficulties in order to maintain their homes.

We have collected weekly neighbourly donations from Aldi, Lidl and Sainsbury's and distributed these to the tenants in need.

We have also had:

101
Food Bank Referrals

159
Referred to Middlesbrough ECO Shop

56
Topped Up Gas and Electric Meters

77
Welcome Packs

Case Study

Susan

Susan was referred to Community Campus following an unsettled period of sleeping on her friend's sofa. Susan became homeless after a breakdown in the relationship with her mum. Susan engaged with her support worker and learned to budget her income to pay gas, electric, and water. She also learned to keep her home clean and tidy. Susan also made friends with her neighbour who was a similar age and gained a lasting positive friendship. By engaging with support Susan was able develop life skills and build her confidence to manage her own tenancy. Susan was accepted for a flat with Thirteen and signed a starter tenancy which would become a permanent home.

Susan

"If it wasn't for Community Campus and their staff I'd still be homeless, now I have hope for the future."

Steve

Steve had been living in hostel accommodation for several months after being released from prison when he was referred to Community Campus. Steve had been in and out of prison for 27 years and had no experience of living in the community and managing a tenancy. Jodie his support worker met regularly with Steve to gain his trust and they developed a good working relationship. Steve engaged well and felt comfortable to discuss his support needs. Steve learned valuable life skills including keeping his home clean, paying his bills on time and being selective with visitors to his flat. When Steve lost his mum, he felt confident to ask Jodie for support with contacting funeral services and choosing a suit for the funeral. As a result of his engagement Steve was offered a long term supported tenancy with Community Campus to enable him to have a stable home, continue to receive support to maintain his life and prevent him from going back to prison.

Steve

"Community Campus has been their for me when others haven't and I feel confident that I will not return to prison."

Case Study

Jane - No longer has social services involvement and is maintaining a tenancy

Jane came to Community Campus in April 2024 after finding herself and her children homeless due to fleeing domestic violence. When Jane came to CC87 she had very low self-esteem and confidence, not trusting anyone including professionals. We spent a lot of the support working on building these between ourselves and Jane. Initially she struggled a lot and was still in a relationship with her partner and was binge drinking/drug taking on weekends. This all led eventually to the children being removed. With heavy involvement from social services she made the decision to allow for her children to live with family members. We continued to support her throughout the court process and acting as advocate at times. Jane struggled with identifying what a healthy relationship was and this was one of the things we focused on to help her move past the domestic abuse relationship. She has worked hard on gaining trust, seeing her children-initially supervised and rebuilding her relationship with her children. Jane is now in the position where she feels safe and settled and that she will be able to take care of her children again and she is now in contact with solicitors to regain parental responsibility and full time care of her children. Her confidence has grown a lot and she has now been in a stable healthy relationship for around one year and she has been going to our regular woodturning sessions which she has found very therapeutic and allowed her to gain new skills.

Jane

"I have been in supported accommodation for 2 years. I have come a long way in that time. Thanks for all the support I have had and I love how Gill is only a call away if I need any extra support."

Case Study

John - Move to Independent Living

John came to Community Campus on 23 October 2024 after spending around 18 years in various temporary/ supported housing properties. He had led a very chaotic life and had experienced tenancy breakdown many times. John has struggled with poor mental health for many years and as a result of this was unable to take care of himself and his home without any help from professionals. He was a long-term drug user which as-is often the case led to a lengthy history of police convictions and periods of time in prison. He also experienced daily fits due to the entrenched drug use, which led to numerous hospital admissions.

Since coming to CC87, John has sustained his treatment with START (Hartlepool's Drug Recovery Service) and has significantly reduced his drug use, with long periods of no use at all, resulting in the number of fits reducing. Initially John required lots of support with paying his bills on time and budgeting enough money to enable him to go shopping on a weekly basis initially with support. Eventually he was able to take control of his finances successfully independently of the service. When it was agreed with John that he was at a point to move on to permanent accommodation we assisted him to register on Tees Valley Home Finder and he was eventually successful in bidding for a one bedroomed flat. We continued to provide a period of transitional support helping him to set up his tenancy and utilities ensuring everything is in place before the service is ended although he is aware that he can seek our assistance at any time in the future.

John

"Brilliant service, excellent support from Community Campus. Gill has been there from start to end of tenancy."

Our Staff

The success of our project is built upon the dedication, commitment, and professionalism of our staff. Across all areas of the organisation, team members work tirelessly to provide safe, welcoming, and supportive environments that enable individuals to achieve greater independence, stability, and wellbeing.

Our support staff are at the heart of service delivery, offering practical assistance, guidance, and encouragement to residents every day. Through compassion, patience, and a person-centred approach, they help individuals overcome challenges and work towards their personal goals.

Equally important are our construction and maintenance staff, whose skills and hard work ensure that properties remain safe, comfortable, and fit for purpose. Their commitment to maintaining high standards creates environments where residents can feel secure and proud of their homes.

Our administration staff provide the essential organisational support that keeps the project running efficiently. Through effective coordination, communication, financial management, and compliance monitoring, they ensure that services are delivered smoothly and consistently.

Together, these teams demonstrate an unwavering commitment to improving lives and strengthening communities. Their collective efforts, professionalism, and passion for supporting vulnerable people are fundamental to the success of the project and make a lasting difference to the individuals we serve.

Our Staff

With an incredible 19 years at the company, our Financial Director Mel brings a wealth of experience, knowledge and a genuine passion for finance and accounts. Her standout quality is being incredibly level-headed — no matter how pressured the environment, she remains calm, focused and approachable.

Every day brings something different, and that's one of the things she loves about her role. She thrives on the variety, enjoys the challenges that come with finance, and is proud to work alongside such a great team. After 19 years, her dedication, consistency and calm approach continue to make her a valued part of the company.

Meet Dan, our Care and Repair Manager. His hands-on experience and vast knowledge across trades give him a wealth of expertise, which he brings to his role every day. One of his greatest qualities is being friendly and approachable. Whether he's supporting a member of his team or helping solve a problem, he's always happy to lend a hand and share his knowledge. What he enjoys most about the job is that no two days are the same. The variety keeps things interesting, but it's the impact of the work that makes the role particularly rewarding - making a real difference to people's lives. Transforming empty, run-down properties into welcoming homes for people in need is something he finds genuinely comforting and takes great pride in. From starting on the tools as a Joiner to leading the Care and Repair team, his nine-year journey is a great example of how experience, hard work and a passion for helping others can build a rewarding career.

Jodie, our Senior Tenancy Support Worker loves working with tenants and building positive, trusting relationships with them. She enjoys the independence of managing her own calendar, allowing her to organise her time around supporting tenants in the best way possible.

Her best quality is her open-minded approach. With a wealth of experience in housing and tenancy support, she brings knowledge, understanding and empathy to everything she does.

Celebrating 10 years with the company, Shannon our Senior Housing and Rental Administrator has built a fantastic career with us. She joined as an Admin Apprentice and progressed through the admin office to her current senior role. Today, she plays a key role in the day-to-day running of the rental accounts as well as handling day-to-day queries, helping keep everything running smoothly. She values being part of a company with supportive management and a positive working environment, which have helped her develop both personally and professionally. Known for being a good listener with a strong sense of loyalty, making her a trusted and valued member of the team.

Care and Repair

Our Care and Repair Team had a busy year!

71
Emergency Repairs

360
Other Repairs

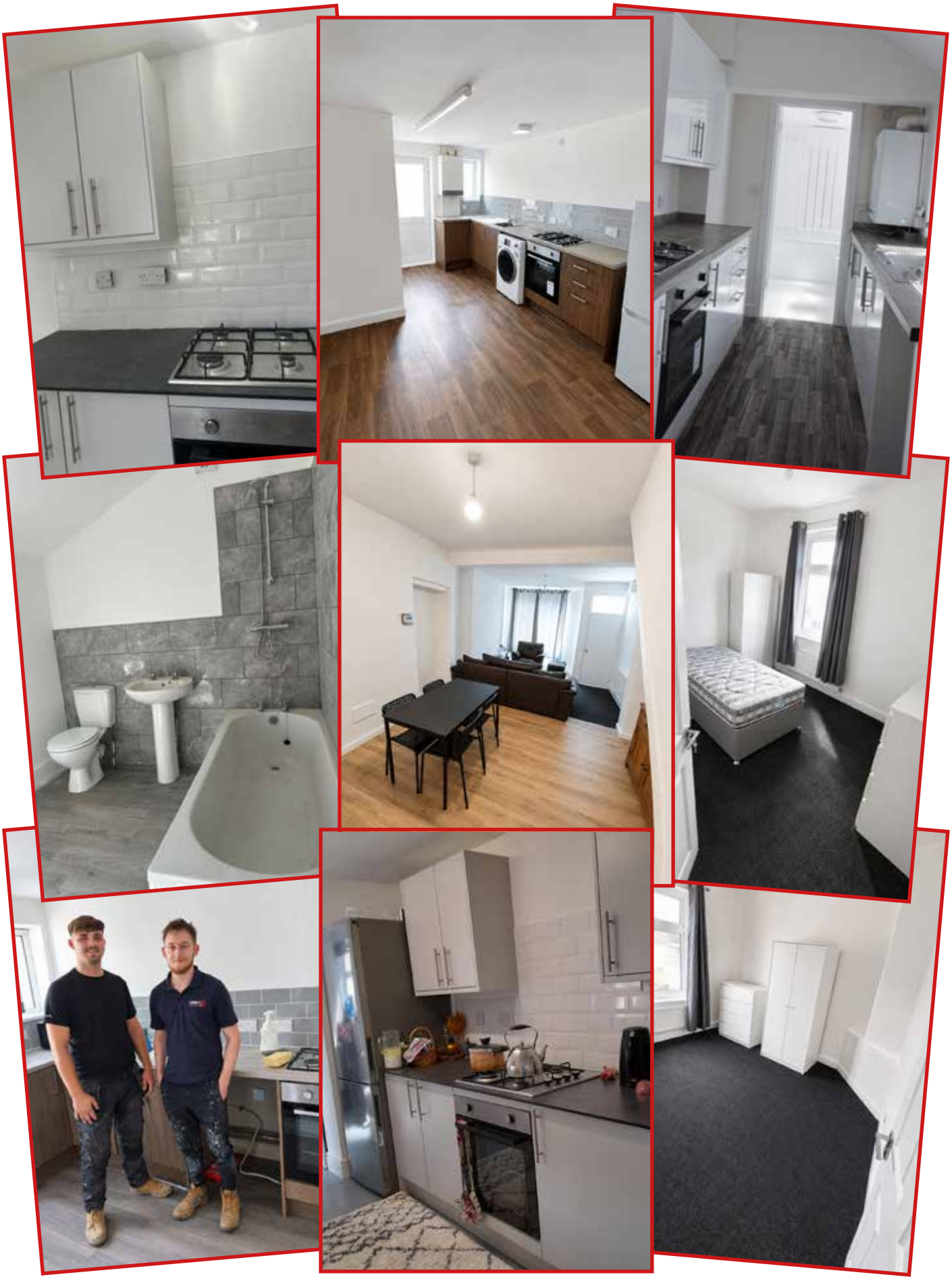
29
Work Experience Placements for SRC

9
Volunteer Opportunities

2
Supervised Apprentices

1
Full Refurbishment

Care and Repair



Our Trustees

Anthony Brown - Chair

Passionate about housing and the need to end homelessness across our communities in the North East, Anthony brings a wealth of expertise to the Board of Community Campus; and, in his role as Chair, he is committed that we do as much as we can to make a difference for our most vulnerable people.

He has over 25 years of experience in social housing specialising in building and managing homes and delivering first rate customer facing services. A particular interest is coaching and leadership; and, being Chair since 2011 has worked with us to take on and overcome some of the most significant challenges that we have seen in our sector.

Jolan Gergely - Board Member

Jolan Gergely joined the board in 2023 she is currently in charge of the Community Accommodation Services at NACRO and she has a long history working in the housing sector with Home Housing, Riverside Housing Association and with Middlesbrough Council.

She brings to the board an in depth knowledge of tenancy and property management and experience in a variety of leadership roles supporting people and performance in organisations to achieve the desired outcomes.

Sharon Caddell - Board Member

Having experienced homelessness and stays in temporary accommodation herself at a young age, Sharon began working in housing advice services age 16, and progressed to becoming a housing and homeless officer before moving into strategic commissioning, service management and governance. She oversees capital and regeneration programmes at Stockton-on-Tees Borough Council.

Our Trustees

Michelle Aspin - Board Member

Michelle worked for Community Campus for 19 years, starting as an apprentice after leaving school in 1996 working in the administration department, obtaining a raft of qualifications and a wealth of experience in homeless services and the administrative and ICT functions of the organisation. In 2015 she left Campus to take a role within a business development team, tendering for contracts and funding for projects working with vulnerable people across Teesside. In 2018 Michelle joined a local authority, acting as a service lead for workforce development, ICT initiatives and managing a business performance team. Since 2023, she has been working in organisational development with local authority, providing advice to senior leaders to develop and implement learning and development initiatives and projects that support the delivery of their strategic plan.

Michelle has qualifications in Business Admin, ICT and Leadership and Management and is a qualified Change Management Practitioner. Michelle has a particular interest in business systems, organisational culture and using performance data to drive organisational improvements.

Samantha Tullock - Board Member

Samantha Tullock joined the board in 2021, she has over 25 years work experience in public and private sector settings of strategic asset management and stock rationalisation. She has worked in a series of housing organisations across the North East of England, her current role is Investment Delivery Director at Thirteen Group.

Samantha was a trustee for 7 years at Redcar and Cleveland MIND, spending two years as chair of the organisation helping the organisation navigate through challenging times in the charitable sector. She also acts as a mentor with the Girls Network aiming to make a difference to the lives of young girls in some of the least advantaged communities in the Tees Valley.

We are looking forward to working with Samantha using her skills and experience to aid the development of the organisation in the current challenging environment.

Helping Others

One Community Link

During 2025 we have offered advice and support to One Community Link in Stockton who want to help people who have received their right to remain but may face imminent homelessness due to having to leave their accommodation. We are working with them to see how they could provide some type of accommodation in these circumstances alongside the issues and responsibilities as a landlord.

Halo Project

We worked with the Halo Project in Middlesbrough to see if there were any ways they could maximise their rent levels, after analysis and consultation it was agreed that their rent levels were at the maximum available.

Centre for Social Justice

We continue to be involved with the CSJ ensuring our tenants are involved in having their voices heard when developing policy reform - we are taking part in the discussions about NEETS and the high levels of youth unemployment in the North East - the highest in the country.

Carlisle Key

Our friends from Carlisle Key are moving from strength to strength, becoming involved in the Homeless Collective Campaigning for a dedicated youth chapter in the Government's Youth Homelessness Strategy. They have new trustees and Diane is doing a great job in her new role as CEO.

Anekal Read Centre - India

We are committed to continue our support of the Anekal Read Center in Bangalore and recently sent a small donation to help with their ongoing work with the tribal communities in Karnataka and Tamil Nadu. They are working with these communities developing anti child labour initiatives and eradicating child marriage.

Our Plans for the Future

As we look ahead, we remain committed to strengthening and developing our services to meet the growing and changing needs of the people we support. The continuing pressures created by the cost of living crisis, limited housing availability, and increasing demand for support accommodation reinforce the importance of long-term planning and sustainable growth.

A key priority for the coming years will be improving the energy efficiency of our properties and increasing EPC ratings across our housing portfolio. By investing in our buildings, we aim to reduce energy costs for our tenants and create warmer, safer, and more sustainable homes.

We also recognise the increasing challenges our tenants face when moving on from supported housing. The shortage of suitable affordable accommodation, together with the rising costs within the private rented sector, continues to create significant barriers to independence. In response, we are committed to exploring opportunities to develop additional move-on accommodation that provides stable, affordable housing options and supports successful long-term outcomes for tenants.

Our staff remain at the heart of everything we do. Retaining and supporting a skilled, motivated, and compassionate workforce will continue to be essential to delivering high-quality services. We are committed to investing in staff wellbeing, development, and progression, while maintaining the positive culture and values that define our organisation. We believe that by supporting our people, we strengthen our ability to support others.

While challenges remain, we are confident in the resilience of our organisation and optimistic about the future. By continuing to work collaboratively with tenants, staff, partners, and stakeholders, we will build on the achievements of this year and continue to provide services that create positive and lasting change within our communities.

Partners and Funders

Thank you to all our funding partners in 2026 - we cannot do this alone and we are grateful for the support of -

Ballinger Charitable Trust

Lloyds TSB Foundation

Homeless Link

LandAid

Tesco (Yarm and Eaglescliffe)

Greggs (Linthorpe Village Shop)

Middlesbrough Lottery

St John the Baptist Church (Eaglescliffe)

Unity Trust

Hartlepool Borough Council

Redcar and Cleveland Council

Stockton Borough Council

Stockton Riverside College

Aldi and Lidl via the Neighbourly Food Distribution Scheme

The Junction Multibank

Cash for Kids

Our private sponsors

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Care & Repair Team
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a Roof
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CAMPUS
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COMMUNITY CAMPUS 87

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