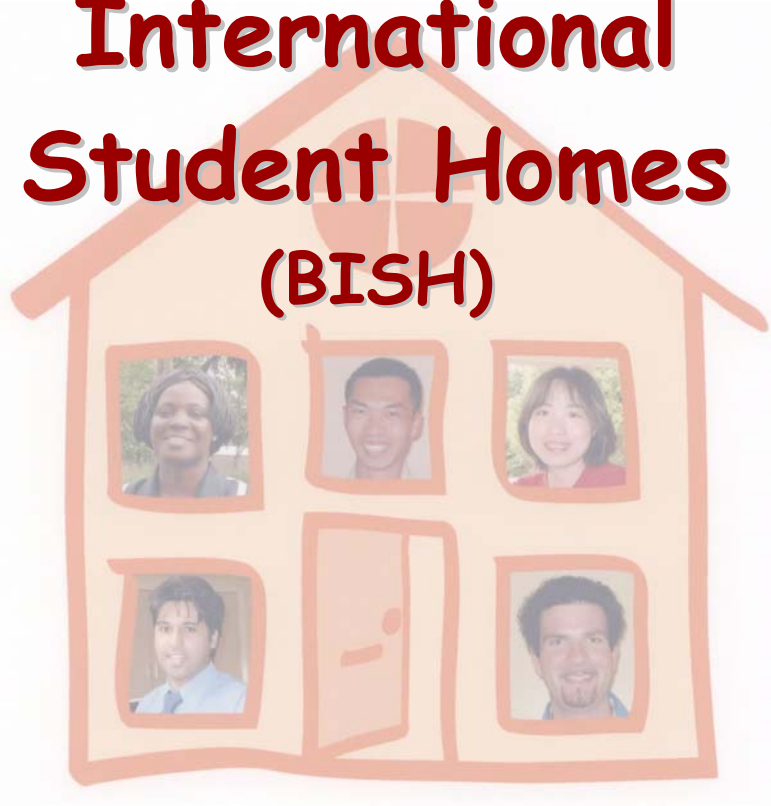


Birmingham International Student Homes (BISH)



**Annual Review
2007/2008**

www.bish.org.uk

Welcome

We have completed another successful and eventful year in the life of BISH, fulfilling our role in providing good homes for overseas students in a caring, supportive and Christian environment.

- We were host to 332 students and their families from 36 countries as they came to Birmingham to take knowledge back home.
- Room Occupancy at Wesley International House reached record levels.
- We conducted our first survey to find what our residents really thought of us.
- We recruited a General Manager and moved to a one company organisation.
- The restoration of a full time handyman at each property has paid off well with new programmes of maintenance and refurbishment at both properties.
- Financially we have prudently controlled costs and improvements and finished the year with a small surplus of cash and profit.

The challenge ahead is significant with huge investment in modern accommodation ongoing in Birmingham. However our purpose of caring for “the Stranger in our Midst” makes BISH the place to be.

Lawrie Rumens – Chairman



People

Sadly we said goodbye to the following people who have left BISH this year. They go with our love and with our thanks for all they have contributed

- *Peter Woodhill* – Warden at Wesley retired due to ill health.
- *Ha Vu Thi* – Deputy Warden, returned to Vietnam with her family.
- *Judith King* – Deputy Warden at AOH, resigned to move away from the area.
- *Chris Lewis* - retired as a cleaner with 27 years service with us.

We welcomed *Paul Edgerton* as our new General Manager.

Following the appointment of the General Manager, the Operations Committee **has been disbanded.**

It is with considerable sadness we have said goodbye to *Barrie Hall* and *David Edden* who have supported the Wardens as Property Stewards for over 15 years.

Peter Russell has also left us. Peter had chaired the old Methodist Overseas Guest House management committee for about 20 years and subsequently provided pastoral support to our wardens on the formation of BISH.

BISH could not thrive and survive without such unsung heroes and we are so grateful for all they have done to help bring the Company to its current position.



Our Team

The Directors are

Lawrie Rumens (Chairman)
Peter Johansen (Hon Treasurer)
Mike Fisher (Company Secretary)
Sue Balmer
Robert Dauncey
Chris Osborn.

These people give so freely of themselves in time and effort with considerable worry and sometimes concern. It is they who have to make and see through the tough decisions. We are so grateful for all they do.

Our Permanent Team has moved to a new functional structure under Paul. All of our people were accommodated in the new structure which has proved effective whilst retaining our strong pastoral remit.

Again this year our management was disrupted by individual circumstances. Everyone responded so well in taking up the extra load and we are grateful for all they do

<i>Paul Edgerton</i>	<i>General Manager</i>
<i>Maggie Dennis</i>	<i>House Management</i>
<i>Anita Opoku-Boakye</i>	<i>Finance and Administration</i>
<i>Errol Grant</i>	<i>Handyman AOH</i>
<i>Clive Grant</i>	<i>Handyman WIH</i>

We are fortunate that Kara Cooper remains as our Chaplain providing that extra warmth and support loved by our guests.



'I felt I was with friends'

Our Homes

The restoration of a full time handyman at each property has paid off well with new programmes of maintenance and refurbishment at both properties. In particular the programme of re-carpeting has been able to continue through the year in conjunction with the ongoing programme of redecoration of study rooms and communal areas.

Wi-Fi internet access is crucial to students in this day and age. The coverage initiated at both houses last year has been significantly extended again thanks to the efforts of Mike Fisher, with extra lines to give faster shared access. All residents can now access the internet directly from their rooms

Energy consumption We invited a specialist consultant to examine our energy consumption and costs at both houses. His extensive report is full of proposals which have already made significant reductions to our energy bills and gives us a programme of work for the future.

WIH Stable Block We have also decided to restore the rooms in the Stable Block at WIH to revenue earning use and as I write we are pleased to learn of the support of the District Grant Fund towards this project which will complete early in 2009.

Major work was completed at each house:

Asbury Overseas House

- A further 3 flats and 7 single rooms have been redecorated and fitted with new carpets.
- Main Corridors have been redecorated, including new carpets.

Wesley International House

- A complete electrical rewire for the top floor of the main house. BISH are very grateful to Chris Osborn for voluntarily project managing this work.
- The kitchen locker room was completely refurbished with new lockers and flooring.
- All but 12 of the 45 rooms in Wesley now have new carpets and have been redecorated in the last two years
- The major extension of fire alarm/smoke sensor system at Wesley to meet Birmingham City Council HMO requirements.
- The Wardens flat was redecorated and has been subdivided to be let as three more separate rooms.
- A gym area has been created which was made possible by a generous donation of gym equipment from Tudor Grange sports centre in Solihull.

Key to the huge commitment to redecoration over the past two years has been the finishing touches with various soft furnishings by Maggie Dennis which help to make a room a home.

Our Accommodation

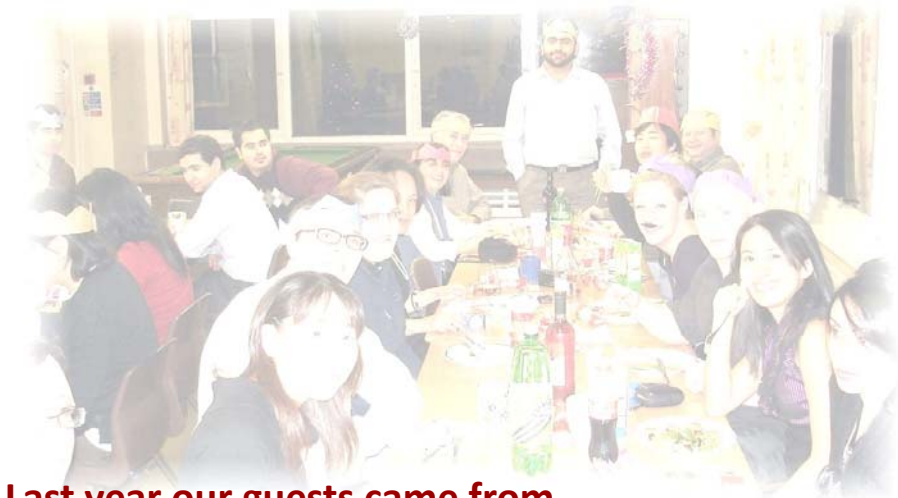
We continue to offer a wide range of accommodation all of which comes with our unique package of love, care and support for every person

Asbury International House

- 22 Flats suitable for Family living
- 4 Double Rooms
- 7 Superior Single rooms
- 16 Budget Rooms

Wesley International House

- 5 En Suite Single rooms
- 37 Superior Single rooms
- 7 Budget rooms



Last year our guests came from

Europe: UK, Germany, France, Sweden, Holland, Portugal, Spain, Greece, Russia, Italy, Algeria, Turkey, Czech Republic, Slovakia, Romania, Norway, Bulgaria

Africa: Uganda, Nigeria, Botswana

Middle East: Lebanon, Iran, Saudi Arabia

Asia: China, Taiwan, Hong Kong, Thailand, Indonesia, Japan, Vietnam, Phillipines, Korea, India, Pakistan, Samoa

North America : USA, Canada

South America: Mexico, Brazil, Chile, Colombia, Puerto Rico, Venezuela

Australia

Our Residents and Guests

This year we conducted our first survey of our residents

- 55% found us through a friend.
- 96% found it easy to apply to us for accommodation.
- 88% were happy with the information provided prior to their arrival.
- 96% felt welcomed when they arrived.
- 100% found our team friendly, helpful and approachable.
- 100% also approved of our cleaning services.
- 87% thought our accommodation had advantages over that provided by the University.

There is much good news here, yet we will not stand on our laurels

Our doors are open to all students regardless of race colour or creed and this gives a rich social experience to everyone staying with us.

Indeed the social interchange and the care and support that are shown between our guests is proof that all people can live happily together and want to.

This year we give thanks that we have enjoyed the company of

Over 332 Guests , including 40 children

2 Babies were born during the year

From 36 Countries and all Continents

With an age range from 0 to over 70.



'Your kindness will not be forgotten'

Finance

The following information has been extracted from the audited financial statements of Birmingham International Student Homes for the year ended 31 August 2008. A full copy of the financial statements can be obtained upon request from the Company Secretary, Birmingham International Student Homes, 52 Oakfield Road, Selly Park, Birmingham, B29 7EQ

Statement of Financial Activities for the year ended 31 August 2008

	Unrestricted funds £	Restricted Funds £	2008 Total funds £	2007 Total funds £
INCOMING RESOURCES				
Incoming resources from generated funds:				
Voluntary income	595	2,220	2,815	13,559
Investment income	2,442	1,903	4,345	6,531
Incoming resources from charitable activities:				
Shed rental income	1,000	-	1,000	750
Accommodation charges	371,301	-	371,301	353,544
	<hr/>	<hr/>	<hr/>	<hr/>
Total incoming resources	<u>375,338</u>	<u>4,123</u>	<u>379,461</u>	<u>374,384</u>
RESOURCES EXPENDED				
Charitable activities:				
Accommodation expenditure	361,036	10	361,046	369,536
Governance costs	9,964	-	9,964	10,574
	<hr/>	<hr/>	<hr/>	<hr/>
Total resources expended	<u>371,000</u>	<u>10</u>	<u>371,010</u>	<u>380,110</u>
NET INCOMING/(OUTGOING) RESOURCES RECONCILIATION OF FUNDS	4,338	4,113	8,451	(5,726)
Total funds brought forward	170,648	32,800	203,448	209,174
	<hr/>	<hr/>	<hr/>	<hr/>
TOTAL FUNDS CARRIED FORWARD	<u>174,986</u>	<u>36,913</u>	<u>211,899</u>	<u>203,448</u>

Balance Sheet 31 August 2008

	Unrestricted funds £	Restricted funds £	2008 Total Funds £	2007 Total funds £
FIXED ASSETS				
Tangible fixed assets	<u>127,058</u>	<u>-</u>	<u>127,058</u>	<u>139,535</u>
CURRENT ASSETS				
Stocks	1,300	-	1,300	1,145
Debtors and prepayments	7,314	64	7,378	18,457
Cash at bank and in hand	<u>88,585</u>	<u>36,849</u>	<u>125,434</u>	<u>112,779</u>
	97,199	36,913	134,112	132,381
CREDITORS – amounts falling due within one year	<u>(49,271)</u>	<u>-</u>	<u>(49,271)</u>	<u>(68,468)</u>
NET CURRENT ASSETS	<u>47,928</u>	<u>36,913</u>	<u>84,841</u>	<u>63,913</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>174,986</u>	<u>36,913</u>	<u>211,899</u>	<u>203,448</u>
FUNDS				
Unrestricted funds			174,986	170,648
Restricted funds			<u>36,913</u>	<u>32,800</u>
TOTAL FUNDS			<u>211,899</u>	<u>203,448</u>

'Thank you for your love and concern'

The Future

We remain challenged by the changes ongoing in our market place, however our role is unchanged in providing accommodation which supports the “Stranger in our Midst In particular there is investment in Birmingham and other cities in brand new accommodation by the university and by private companies. Such accommodation is similarly priced to BISH and has all the latest facilities. None offer the love, care and support that is our trademark or the sense of community that has our residents returning and recommending friends.


The Board have prepared a conservative budget to ensure stability. It is clear that the challenges in the future will not diminish and we cannot expect to simply carry on as we are

The challenges are felt throughout the Methodist Student Homes nationally.

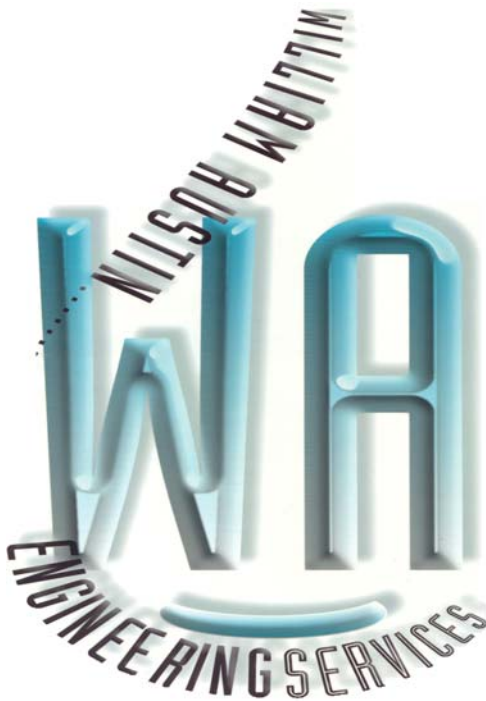
We believe that we can only benefit from working closely in marketing and promotion and in the acquisition of major commodities. We also believe that more success will come from pursuing sponsorship and external investment together as well.

We are committed to

- Work well with our guests to improve their total experience with us.
- Increase the provision of pastoral care without extra cost.
- Work more effectively with other similar organisations especially the Methodist Student Homes.
- Engage with the outside world to support and enhance our activities inside and outside Methodism.



**'Greetings from Samoa—we miss you guys a lot
We appreciate your help and assistance in every
way'**



**HEATING & AIRCONDITIONING MAINTENANCE SERVICE &
INSTALLATION COMPANY**

ARDEN HOUSE, 341/343 KENILWORTH ROAD
BALSALL COMMON
COVENTRY, CV7 7DL

Phone No 01676 533666
Fax No 01676 535536
william.austin@virgin.net

**We are pleased to have been associated with
Birmingham International Student Homes
for the last 15 years**

Contact Us

We promise that staying with BISH for your education in Birmingham will be life enriching, providing an experience that will never be forgotten

Our homes are in easy reach of the universities in Birmingham with short rail and bus connections to the City Centre

See more about us on our website www.bish.org.uk

or contact us by e mail on enquiries@bish.org.uk

or telephone us Asbury Overseas House +44 121 472 0163
 Wesley International House +44 121 472 0109

