



HULL WOMEN'S NETWORK

LOCATION: HULL, YORKSHIRE

WHO BENEFITS: VULNERABLE WOMEN AND CHILDREN

DATE OF INVESTMENT: DECEMBER 2017

Hull Women's Network (HWN) is part of a group of organisations in the Preston Road area of Hull that are run by women, for women. The group of women's organisations offers specialist domestic violence support, nursery provision, family law legal services, training and volunteering opportunities, and access to safe and affordable housing across Hull.

Thanks to SASC's investment, HWN was able to acquire more than 30 properties where it can house women escaping domestic abuse, and their children. The ability to buy its own properties allows HWN to select properties that are most appropriate for their intended beneficiaries, in terms of location, safety and proximity to amenities; being in control of the quality of accommodation allows HWN to offer comfortable and safe homes for vulnerable women and children, which in turn enables the women to stabilise and rebuild their lives, and minimises the risk of returning to the abusive situation they left.

In September 2018, the Preston Road Women's Centre (PRWC), HWN's parent organisation, moved to new premises, purpose built for optimisation of the charity's service delivery.

In January 2019, HWN won the social investment of the year award at the Social Enterprise Yorkshire and Humber Awards, in recognition of the impact achieved by accessing social investment.



2018 IMPACT DATA



33

**HOMES
ACQUIRED WITH
SASC FUNDING**



127

**NUMBER OF WOMEN WHO MADE
A PERMANENT BREAK FROM
ABUSIVE RELATIONSHIPS AS A
DIRECT RESULT OF HWN SUPPORT**



CASE STUDY:

SOFIA GETTING HER LIFE BACK

Sofia (not her real name) accessed the PRWC via Affordable Justice, PRWC's co-located not-for-profit family law firm, at the end of September 2016, initially for some legal advice after having fled from her previous home town to Hull to escape an aggressive and controlling partner.

He had abused her physically, emotionally and psychologically for three years and had placed CCTV in their home so that he could monitor her whereabouts at all times. He was also harassing her constantly via text message and Facebook.

Sofia has a three-year old daughter and wanted some advice about child arrangements and keeping her daughter safe. When she came to PRWC she was staying with a friend which meant that the Court would not look favourably on her living arrangements in respect of custody of her daughter. Her abuser's mother was also harassing her and sending controlling messages in respect of the parenting of her daughter.

The lead solicitor at Affordable Justice was able to link her in immediately with the domestic abuse support team and the housing team and within a week she had become one of HWN's tenants and had begun the process of resettlement and recovery.

Sofia engaged with PRWC's domestic abuse team and with her support worker, created a care plan for her and her daughter.

Her abuser made numerous fabricated allegations about Sofia's ability to care for their daughter. This was obviously incredibly upsetting for Sofia and we supported her to work closely with children's social care who supported her with child arrangement proceedings. Ultimately Sofia was granted full and permanent custody of her daughter and the abuser not allowed to see her. With the combined support of the domestic abuse team, the housing team and Affordable Justice, Sofia was helped to escape successfully and safely from a highly dangerous situation and start to rebuild her life.

Over the last year, Sofia has obtained full time employment and the family's recovery is well advanced.



HEART OF ENGLAND

LOCATION: WARWICKSHIRE
WHO BENEFITS: LOCAL COMMUNITY AND FAMILIES IN FUEL POVERTY
DATE OF INVESTMENT: JULY 2017

Heart of England Community Energy is the UK's largest community energy company set up as a Community Benefit Society (CBS). During the last year, its subsidiary CICs in Stratford-upon-Avon produced renewable energy equivalent to the average annual consumption of 4,500 homes¹.

SASC provided a £6.2m loan through both our Community Investment Fund and the Third Sector Investment Fund, to purchase 3 solar farms and fund a CBS which manages the 3 farms. The loan to the CBS has been fully repaid through a community shares raise in 2018.

In 2018, HECE started working with Act On Energy, a registered charity set up in 1998 by Stratford District Council to support households with their energy related issues. Act On Energy engages directly with vulnerable households and delivers intermediate solutions for addressing their energy needs. The organisation also partners with local GP practices, energy providers and other stakeholders, forming a network of wrap-around support for vulnerable people, encompassing health & wellness, physical interventions in the homes through the Energy Company Obligation (ECO), referrals for home fire assessment, benefit claims assistance, and assistance with obtaining local authority grants.

HECE took part in our post-investment support pilot programme, receiving funding to develop a new financial model.

2018 IMPACT DATA



£25,000

TO COMMUNITY FUND



>£170,000

ADDITIONAL FUNDING AND SAVINGS UNLOCKED THROUGH PHYSICAL INTERVENTIONS



GIROSCOPE

LOCATION: HULL, YORKSHIRE
WHO BENEFITS: VULNERABLE PEOPLE IN NEED OF AFFORDABLE HOUSING, LONG TERM UNEMPLOYED
DATE OF INVESTMENT: DECEMBER 2017

Giroscope is an award winning housing charity based in West Hull. It renovates empty and derelict properties. Bringing these properties back into use provides affordable housing to those in need. The result is that for nearly 30 years, Giroscope has been helping to regenerate its local community by providing housing, employment and training.

SASC made its first £250,000 investment in Giroscope in 2016, and in 2017 a further £750,000, blended with a £250,000 grant from our partner Power to Change. Our investments have helped Giroscope grow its portfolio of affordable homes, and finance an exciting self-build project.

In the past year, Giroscope has acquired 4 properties that had been long-term vacant, and is in the process of refurbishing them to create 12 family homes. It is also working with the planning authorities to advance the self-build project of 3 new houses.

Martin Newman (Giroscope CEO) won the Social Entrepreneur of the year award at the Social Enterprise Yorkshire and Humber Awards 2018.

GIROSCOPE

Turning empty houses into homes



2018 IMPACT DATA



79

PEOPLE RE-HOUSED BY GIROSCOPE IN SUITABLE ACCOMMODATION (INCLUDING 28 CHILDREN)



150

PEOPLE COMPLETING WORK EXPERIENCE WITH GIROSCOPE

¹ Excluding electricity used for heating.



♥ AFFINITY TRUST

LOCATION: BRADFORD, WEST YORKSHIRE
WHO BENEFITS: CHILDREN WITH LEARNING DISABILITIES
DATE OF INVESTMENT: MARCH 2018

Affinity Trust is a charity which has been supporting people with learning disabilities for 27 years. It helps individuals lead the lives they want to, as independently as possible. The Third Sector Investment Fund has provided £150,000 of investment capital to Affinity Trust on a risk sharing basis. This will part-finance the delivery of a payment by results contract in Bradford under the Commissioning Better Outcomes Fund (a government scheme to promote social investment). The contract involves using a recognised intervention called Positive Behavioural Support (PBS) to help children with learning disabilities and significant challenging behaviours who are at risk of entering residential care.

In the first year of the programme, the intervention proved to be highly effective, with all the young people in the programme remaining within the family home, and major improvements in behaviour being observed within faster timeframes than originally anticipated. One young person has already been released from the programme, marking a successful completion and allowing Affinity Trust to enrol a new young person in the programme.

The Bradford PBS service team won an award for "Excellence in Applying the Principles of Positive Behaviour Support into Practice 2019" at the BILD¹ international conference in May 2019.



2018 IMPACT DATA



4

**YOUNG PEOPLE
SUCCESSFULLY WORKED
WITH DURING THE YEAR**



£180K

**POTENTIAL ANNUAL
SAVINGS PER YOUNG
PERSON**

CASE STUDY:

AVOIDING RESIDENTIAL CARE: J'S STORY

J first came to Affinity Trust in January 2018, when he was seven. Referred by Bradford Council, J was one of the first children in the city to be supported by Affinity Trust's Positive Behaviour Support (PBS) service.

The service outcomes are to keep allocated children out of residential care, maintain education provisions, improve quality of life, and reduce behaviour that challenges. At the time he was referred, J was presenting with high levels of distress at home, including property damage and frequent attacks on his mother. The Affinity Trust Service Lead carried out a functional assessment of J's behaviour and a quality of life assessment. Over a period of direct observation, the Affinity Trust team noticed that J struggled with unpredictable environments, over-stimulation, inconsistent boundaries, changes of routine without warning, and poor interaction with some of his support network. Following consultation with J's mother and his multi-disciplinary team, the Affinity Trust team started to develop J's Positive Behaviour Support plan. This plan was shared with and agreed by the multi-disciplinary team. They praised the effort and expertise involved, with one person saying: "It's amazing to see this much work go into one child's plan."

Predictability

The Affinity Trust team continued working intensively at J's home and school, and with J's grandparents and other stakeholders, supporting them in implementing the PBS plan, modelling strategies, and providing guidance. The team also designed short environment-specific plans.

The PBS strategies for J included:

- providing more predictability in his daily routines, including consistent use of photos and 'now and next' boards
- improving interactions between J, his parents, his extended family and school staff, to avoid triggers
- avoiding over-stimulation by limiting the amount of toys put out at once
- ensuring that J understood community visits, their purpose, and where they were going
- developing healthy sleep patterns using pictorial prompts.

Outcomes

In the five months since the team started implementing J's plan, there have been significant changes in his presentation:

- He is now sleeping well, usually in his own bed.
- His diet is more varied – he chooses fruit rather than repeatedly asking for sweets and ice lollies – and his appetite at school has improved.
- He is going to the shops with his mother with few incidents in the car or the community.
- He is starting to manage his own emotional state and calm himself down when he begins to display early signs of distress. This has included self-regulating at the start of the new school term, which had previously been a major trigger.

At the review meeting in September 2018, J's mother reported that J had caused no injuries and shown no aggressive behaviour over the past couple of months. She said, "J is like a different child now."

¹ British Institute of Learning Disabilities



WHEATSHEAF TRUST

LOCATION: HAMPSHIRE AND SOUTH OF ENGLAND

WHO BENEFITS: UNEMPLOYED PEOPLE

DATE OF INVESTMENT: FEBRUARY 2018

The Wheatsheaf Trust is a charity based in Southampton. It provides support and employment services to adults and young people, as well as to more vulnerable groups such as refugees, ex-offenders, lone parents and people with disabilities. Wheatsheaf is a sub-contractor for the new Work and Health Programme in Hampshire and the Isle of Wight. SASC has provided a £300,000 loan to fund the project's working capital requirement.

The Work and Health Programme (WHP) was launched in January 2018 to provide employment support, principally for those who are unemployed and have health conditions or disabilities. The programme replaces the previous Work Programme and Work Choice schemes. It will target people who with specialist support are likely to be able to find work within 12 months. Given its strong track record of delivering successful employment outcomes, Wheatsheaf has been selected as a subcontractor to Pluss CIC, the social enterprise delivering the WHP in the South of England. Wheatsheaf is responsible for delivering around 10% of the overall South of England contract.

The Department for Work and Pensions' Work and Health Programme contract combines both fee for service and payment by results elements, with the latter being larger. The Third Sector Investment Fund is providing a £300,000 loan to Wheatsheaf to cover the working capital requirements that arise as costs are taken on before income begins to flow.

2018 IMPACT DATA



601

PROGRAMME
STARTS



169

JOB
ENTRIES



CORNERSTONE

LOCATION: NATIONWIDE

WHO BENEFITS: ADOPTED AND FOSTERED CHILDREN/FAMILIES

DATE OF INVESTMENT: JULY 2017

Cornerstone is a social enterprise that aims to improve the lives of children and families who come into contact with the care system. It does this by speeding up the placement process and reducing the number of placements that break down. Beyond the impact this generates, it also generates significant cost savings for the children's services department of local authorities which are its main client base.

In the past year, Cornerstone has pivoted its business model from a peer-led model of support in the areas of adoption and foster care recruitment towards offering immersive experience based training to social workers, carers, teachers and judges through the medium of virtual reality (VR). This training shows the sort of harrowing experiences children have endured before being taken into care and also looks at how drug and alcohol abuse affects a child in the womb.

A recent independent evaluation found that 91% of users said they believed VR can change the perspective of those working with vulnerable children in terms of the effect of trauma and 84% said VR has helped them make decisions more quickly.

To support Cornerstone's shift from 'analogue' to 'digital' delivery, SASC provided support through the joint PTC / Connect Fund on financial planning and management, a strategy review and recruitment. It has also provided additional capital to give Cornerstone the time to make the transition in delivery, and intermediated pro-bono legal support through Weil.

2018 IMPACT DATA



30

ORGANISATIONS
IN VR PILOT



500+

INDIVIDUALS TRAINED
IN VR JOURNEY



HCT GROUP

LOCATION: NATIONWIDE
WHO BENEFITS: GENERAL PUBLIC, COMMUNITY GROUPS INCLUDING DISADVANTAGED GROUPS
DATE OF INVESTMENT: MAY 2018

Over the past 35 years HCT Group has grown to become one of the largest social enterprises in the UK with an increasingly nationwide delivery of a range of transport and training services. In tandem with operating a commercially successful public transport business, HCT Group seeks to break down barriers for the most vulnerable and marginalised in society; providing community transport services to those who need them and enabling access to jobs and education services. Following an initial investment in 2015, SASC has increased its financing commitment fivefold in the most recent financing round which is designed to support substantial growth in activity and impact.



In 2015 SASC made a £500,000 investment as part of a £10m financing round to fund HCT Group's scale-up. In 2018, SASC committed a further £2.05m (making it the second largest social investor in HCT Group) to an £18m capital raise supporting the organisation's continued growth. The transaction won the Social Investment Deal of the Year at the UK Social Enterprise Awards in 2018. The funding allowed HCT Group to invest in organic growth, as well as pursue growth through acquiring commercial bus operators and turning them into social enterprises.

Public transport makes a big difference to people's lives – especially to those who are most deprived or vulnerable. HCT Group measures impact across a number of dimensions including passenger trips for disadvantaged and community groups; improved access to local facilities, friends and family; travel training and ability to travel independently; and job creation for disadvantaged groups. Over the next 5 years HCT Group is targeting growth in impact in line with commercial activity.

2018 IMPACT DATA



186,381

TRIPS FOR
COMMUNITY GROUPS



231,940

COMMUNITY BUS AND
EX-LONDON DIAL-A-RIDE



BEC

LOCATION: BRISTOL, SOUTH WEST
WHO BENEFITS: LOCAL COMMUNITY, FAMILIES & INDIVIDUALS IN FUEL POVERTY
DATE OF INVESTMENT: MAY 2016

Bristol Energy Cooperative (BEC) is a community-owned energy cooperative, growing Greater Bristol's local green energy supply and making the benefits available to all. SASC invested £800,000 from the Community Investment Fund alongside a grant from Power to Change to support the development of a solar farm in the Lawrence Weston area, a community facing multiple indicators of deprivation. The Power to Change grant was allocated to Ambition Lawrence Weston (ALW), a resident-driven organisation striving to make Lawrence Weston a good place to live and work. The grant has enabled ALW to continue to deliver on its Community Plan, as well as unlocking further funding.

The Lawrence Weston solar farm allocates £8,400 from its annual surplus to supporting ALW.

In addition, surpluses from the Lawrence Weston farm contribute to wider community initiatives led by BEC, such as the Megawatt Community Energy Fund, which funded 10 projects focused on fuel poverty and energy advice; environmental awareness; community cohesion; health & wellbeing; and training & employment services. BEC also supports local energy research via the Bristol Sustainable Energy Research Bursary.

Over the last 12 months the solar farm has generated renewable energy equivalent to the average electricity usage of over 1,000 homes¹.

2018 IMPACT DATA



£155K

**GRANT
LEVERAGED FOR
COMMUNITY USE**



£8,400

**SURPLUS GENERATED BY
THE SOLAR FARM ALLOCATED
TO COMMUNITY BENEFIT**



CHILD DYNAMIX

LOCATION: HULL, YORKSHIRE
WHO BENEFITS: CHILDREN & LOW INCOME FAMILIES
DATE OF INVESTMENT: JULY 2016

The Community Investment Fund provided a £260,000 loan alongside a £80,000 grant from Power to Change. This enabled Child Dynamix to buy and refurbish a new 53-place nursery (Boulevard) which opened in the Autumn of 2016. Child Dynamix aims to increase occupancy at Boulevard towards the levels seen at the other two nurseries that it operates in Hull but has chosen to work in a much more diverse community with children at Boulevard speaking 14 different languages, compared with 3-4 in the other two settings. This creates significant additional challenges in terms of recruitment (Boulevard has to market its offer in numerous languages) and delivery. So, too, does the implementation of the government's 30 hours of free childcare policy. Child Dynamix's nurseries form part of a much broader provision of support to children and young people growing up in challenging and difficult circumstances in Hull and Humberside.

In the past year SASC has provided significant post-investment support through the pilot programme co-funded by PTC and the Connect Fund to review Child Dynamix's strategy and facilitate the appointment of a new CEO. In addition, PTC has awarded another grant to Child Dynamix via the SASC blended finance model; this grant has been used to refurbish the outside area at the Boulevard nursery, improving the learning and development opportunities for the children.

2018 IMPACT DATA



77

**CHILDREN
ENROLLED**



48%

**CHILDREN RECEIVING
EARLY EDUCATION
FUNDING**

¹ Excluding electricity used for heating.



GAWCOTT FIELDS

LOCATION: GAWCOTT, BUCKINGHAMSHIRE

WHO BENEFITS: LOCAL COMMUNITY/

FAMILIES IN FUEL POVERTY

DATE OF INVESTMENT: MAY 2017

Gawcott Fields Community Solar Project CIC (GFCS) was set up to generate energy from locally renewable sources and to support local community initiatives in Buckinghamshire. The Community Investment Fund has invested in a solar farm built at Gawcott Fields Farm, between Buckingham and Gawcott. Our investment forms part of an innovative funding package including three elements in addition to the CIF investment: Santander has made a commercial loan; our partner Power to Change provided a grant; and there is community involvement through investment in retail bonds.

The 4.17MW solar farm began generating electricity in July 2016, generating over 4 million kWh of renewable energy each year, equivalent to the annual electricity consumption of around 1,000 homes¹.

A key part of GFCS's community purpose is to help people in the local community who are struggling with energy debt and fuel poverty. The organisation funds an energy and fuel poverty advice service which is provided by the Milton Keynes-based charity National Energy Foundation (NEF) working with Buckingham and Winslow Citizens Advice. The advice service has saved over £250,000 for local households. This includes estimated savings from helping people change energy suppliers, installing energy efficiency measures, clearing fuel debt and access to benefit.

GFCS launched its first community grant fund awards in the summer of 2018. The theme for the first year was local sports, health and wellbeing, with the fund looking to support initiatives which improve access to, encourage participation in and/or improve the quality of sports in the local community. GFCS contributed £10,000 to the fund with Heart of Bucks Community Foundation (which managed the awards) providing a further £5,000 in match funding. Eight initiatives were supported in two rounds of grant funding. The initiatives are expected to benefit over 2,000 local people.

2018 IMPACT DATA



£30,000

TO THE LOCAL
COMMUNITY



400+

BENEFICIARIES OF FUEL
POVERTY SERVICES

¹ Excluding electricity used for heating.



REMR

**LOCATION: KINGSWOOD,
GLOUCESTERSHIRE**

**WHO BENEFITS: LOCAL COMMUNITY,
FAMILIES & INDIVIDUALS IN FUEL
POVERTY**

DATE OF INVESTMENT: OCTOBER 2016

At the end of 2016, SASC provided a £1.6m loan from the Community Investment Fund to a Community Benefit Society called Resilient Energy Mounteneys Renewables (REMR). The loan financed the construction and installation of two 500kW wind turbines. REMR's turbines were built to deliver renewable energy and community benefits to the residents of Kingswood, Hillesley and Wickwar in Gloucestershire. They began generating energy in April 2017.

REMR allocates a portion of its revenue as well as all the surplus generated from the energy assets into a community benefit plan to help build community resilience. The REMR Community Resilience Fund is allocated to local projects by a local Advisory Panel, comprised of 11 volunteers representing the 3 local communities neighbouring the turbines. To date, the Panel has allocated £15,000 to local projects focused on community resilience. The plans for the future are to increase support for addressing fuel poverty.



2018 IMPACT DATA



£15,000
TO THE
LOCAL COMMUNITY



850
TONNES
OF CO₂ SAVED



STOREROOM2010

LOCATION: ISLE OF WIGHT

**WHO BENEFITS: LOCAL COMMUNITY,
LOW INCOME FAMILIES, LONG TERM
UNEMPLOYED, SOCIALLY ISOLATED PEOPLE**

DATE OF INVESTMENT: JULY 2016

Storeroom2010 sells furniture and household goods donated by the public. Last year the charity sold 15,014 items that helped deprived families on the Isle of Wight furnish their homes. In 2016 a loan of £360,000 from the Community Investment Fund, combined with a Power to Change grant of £80,000, allowed Storeroom2010 to buy the warehouse where it stores and sells furniture. This was a key move forward in an area that has few buildings suitable for such use.

In addition to providing low cost furniture to the community Storeroom has historically delivered a series of vocational training courses to local residents. In 2018 Storeroom2010 took the decision to wind this activity down and replace it with the Cowes Men's Shed programme which addresses social isolation.

The Cowes Men's Shed also welcomes female participants, and it had 591 member attendances in its first 8 months of operation.



2018 IMPACT DATA



161,174
KGS SAVED
FROM LANDFILL



591
COWES MEN'S SHED
ATTENDANCES



SPACIOUS PLACE CONTACT

LOCATION: BURNLEY, LANCASHIRE
WHO BENEFITS: UNEMPLOYED PEOPLE,
INCLUDING MORE VULNERABLE INDIVIDUALS
DATE OF INVESTMENT: OCTOBER 2015

2018 IMPACT DATA



15

STUDENT
APPRENTICES



200

PARTICIPANTS IN PRE-
EMPLOYMENT COURSES



84

PEOPLE PLACED INTO
EMPLOYMENT

The Community Investment Fund provided Spacious Place Contact (SPC) with a £1.5m loan alongside a £500,000 grant from Power to Change. This funded the purchase of Slater Terrace, a grade II listed former cotton mill in Burnley. The purchase enabled SPC to create a place of employment and training for disadvantaged people. Since 2017 SPC has focused on pre-employment engagement and workplace support for employees in private companies, particularly in the call centre sector. This shift in delivery model allows SPC to deploy its strong engagement and support skills without having to take commercial and operational risks.

SPC is now renting out space in Slater Terrace to a number of businesses, some of which (like SPC's former private sector partner) provide employment to SPC's beneficiaries.

SASC has amended existing facilities and provided additional capital to give SPC the time and space to develop its new model of support. In the last 12 months, SPC has made progress in developing a digital inclusion product, that offers choice to people living in poverty, through access to affordable and flexible broadband services, energy services and finance for white goods. The beta version of the app is now available to Spacious Place Engage users, and has the potential to be rolled out to thousands of beneficiaries through partnership housing associations.