

Our portfolio

**Supporting
inspiring charities
and social
enterprises
across the UK**

Our portfolio

Our funds

Our funds aim to improve the wellbeing of individuals, families, groups and communities. We focus on investments that support the most disadvantaged.

This includes people who are struggling with domestic abuse, poverty, disability, illness, unemployment, economic hardship or social isolation. We currently manage four funds:

1. Social and Sustainable Housing (SASH)
2. Social and Sustainable Housing II (SASH II)
3. Community Investment Fund (CIF)
4. Third Sector Investment Fund (TSIF)






Putting impact at the heart of what we do

SASC is proud to have invested to support 54 ambitious charities and social enterprises to date. They work across a range of sectors, each looking to grow or deepen the impact they have on the lives of disadvantaged people. We are inspired by the ambition and dedication of the talented teams whom we feel privileged to be working with.

The following pages look at each of these organisations and how our investment is helping them further their social goals. We start by categorising each fund and investment according to how they address one or more of the UN Sustainable Development Goals. In addition, we evaluate the impact of each investment using the five impact dimensions of the Impact Management Project framework (IMP): what; who; how much; contribution; and risk.¹

The IMP is a forum for building global consensus on how to measure, manage and report impact. We use the framework during our due diligence process and in our ongoing portfolio management. It allows us to analyse and summarise the impact of each of our investees in a concise and consistent manner.

THE IMPACT MANAGEMENT PROJECT'S FIVE DIMENSIONS OF IMPACT

Impact dimension	Impact questions each dimension seeks to answer
What	 What outcomes does the organisation's activities drive? How important are these outcomes to those experiencing them?
Who	 Who experiences the outcomes? How underserved are the affected beneficiaries in relation to the outcomes?
How Much	 Scale, depth and duration of the outcomes?
Contribution	 What is the organisation's contribution to the outcomes, accounting for what would have happened anyway?
Risk	 What is the risk that the outcomes do not occur as expected?*

1. <https://impactmanagementproject.com/impact-management/impact-management-norms/>

* This is not the financial risk of the transaction, which is also closely monitored by SASC but not reported on in this report.

Portfolio 2023



Social and Sustainable Housing (SASH I)

SASH offers outstanding charitable organisations the finance required to purchase residential property to house the disadvantaged people they support.

Social and Sustainable Housing

Reach

UK-wide

Launch date

May 2019

Funding available

£2m - £5m

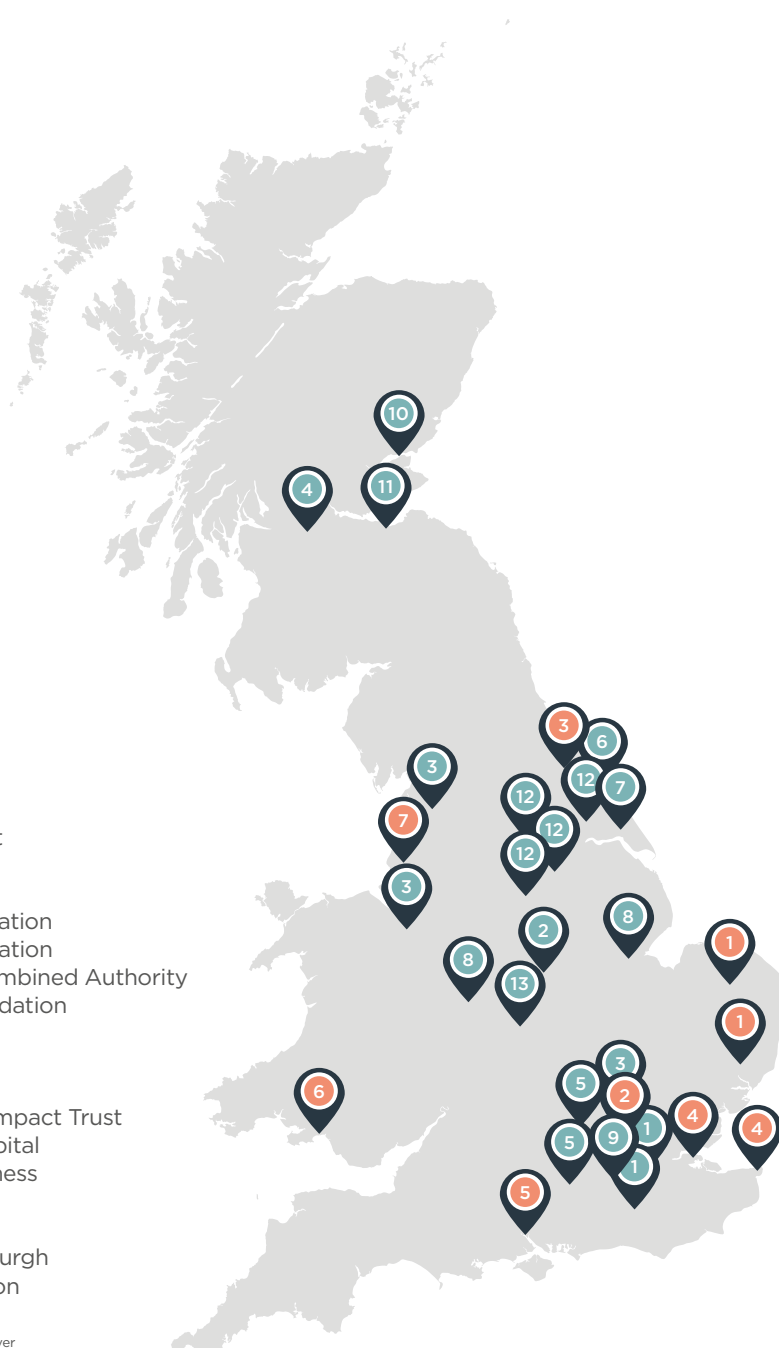
Term

10 year loans

INVESTORS¹

Adlib Foundation
Barrow Cadbury Trust
Big Society Capital
CCLA Good Investment
City of London
Comic Relief
Esmée Fairbairn Foundation
Garfield Weston Foundation
Greater Manchester Combined Authority
Joseph Rowntree Foundation
Oak Foundation
Oglesby Foundation
Power to Change
Schroders BSC Social Impact Trust
Skagen Conscience Capital
Social Investment Business
Trust for London
The Tudor Trust
The University of Edinburgh
Virgin Money Foundation

1. Individual investors listed on back cover



NEW INVESTMENTS

- 1 Benjamin Foundation
- 2 Bromley and Croydon Women's Aid
- 3 Handcrafted
- 4 Oasis Domestic Abuse Service
- 5 One Small Thing - Hope Street
- 6 Thrive Women's Aid
- 7 WHAG

CONTINUING INVESTMENTS

- 1 Active Prospects
- 2 Baca
- 3 Emerging Futures
- 4 Homes for Good Glasgow
- 5 Homeless Oxfordshire
- 6 Hull and East Yorkshire Mind
- 7 Hull Women's Network
- 8 P3
- 9 Peter Bedford Housing Association
- 10 Positive Steps
- 11 Simon Community Scotland
- 12 Target Housing
- 13 Valley House

**SASH DIRECTLY
 ADDRESSES 4 SDGS**

Many small and medium sized charities who provide accommodation-based support services, struggle to access safe, stable and appropriate housing. This restricts their potential to support disadvantaged individuals and families.

SASH addresses this issue by offering flexible finance to ambitious organisations with experience of managing housing, a history of good financial management and confident leadership.



In the UK, more than 300,000¹ people are reported to be homeless.¹

SASH enables charities to purchase residential property and offer safe, stable and appropriate housing to disadvantaged people.



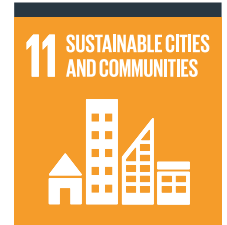
People living in 'non decent accommodation' suffer disproportionate levels of physical and mental ill health.

SASH requires all housing to meet Decent Homes Standard.



There are 3.5m non-decent homes in the UK.²

SASH is supporting the expansion of charity sector landlords, who are committed to providing safe, decent and appropriate housing for the disadvantaged people they support.



The UK suffers from an acute shortage of decent and affordable housing.

SASH sets a new benchmark for how decent and affordable housing can be made available to the charitable sector and disadvantaged people, who would otherwise be excluded.



We see this loan from SASC as transformative, as it will enable us to own properties and have more control over the quality of the accommodation and how long people can stay.

Dan Northover,
Managing Director, Handcrafted

1. https://england.shelter.org.uk/media/press_release/at_least_309000_people_homeless_in_england_today
 2. <https://www.health.org.uk/evidence-hub/housing/housing-quality/number-of-households-in-non-decent-homes-by-tenure>



NEW INVESTMENT

About our investment

The Benjamin Foundation

Location: Norfolk and Suffolk

The Benjamin Foundation was founded in 1994 by Richard and Vanessa Draper following the loss of their son, Benjamin, in a motorcycle accident, aged just 17.

For over 25 years, children, young people and their families across Norfolk and Suffolk have been supported by The Benjamin Foundation to overcome big challenges in their lives.

Housing and homelessness services provide over 50,000 safe nights a year for local young people, as well as ancillary support services. The charity also delivers childcare, emotional wellbeing support, and youth support services.

Date of investment:
July 2022
£1.2m property loan (10-year term)
SASH funding will enable The Benjamin Foundation to purchase 10 properties in Lowestoft and Great Yarmouth, expanding their successful Anchorage supported accommodation service.



What	<input type="checkbox"/> Transition to independent housing.
Who	<input type="radio"/> Young people aged 18-30.
How Much	<input type="checkbox"/> The SASH funding will allow Anchorage to add another 40 units across 10 properties to grow further in Great Yarmouth and expand into a new area, Lowestoft.
Contribution	<input type="checkbox"/> The additional SASH-funded units have much-needed demand, with strong support from local commissioners.
Risk	<input type="checkbox"/> The management team is experienced in delivering the provision to an excellent standard and demand for the services in Great Yarmouth and Lowestoft is strong.



NEW INVESTMENT

About our investment

Bromley and Croydon Women's Aid

Location: Greater London

BCWA is a charity striving to empower anyone suffering domestic abuse.

Providing high-quality services to anyone fleeing domestic abuse since 1975. Safe accommodation for women and their children experiencing domestic abuse or at risk. Advice and support for women and men who want to know their options. BCWA also offer advice to friends and families of anyone experiencing domestic abuse and give expertise to legal and social services professionals.

Date of investment:
June 2022
£2.75m property loan (10-year term)
The investment will allow BCWA to purchase 11 residential properties for use as supported housing, providing 18 bedspaces in total. This will add to the present supported housing business of BCWA which covers nine refuge properties across both Bromley and Croydon



What	<input type="checkbox"/> Transition to independent living free from domestic violence.
Who	<input type="radio"/> Men, women and children fleeing domestic violence.
How Much	<input type="checkbox"/> 11 properties used to support victims of domestic abuse with low and medium level needs.
Contribution	<input type="checkbox"/> The loan enables BCWA to provide their own supported accommodation. This reduces BCWA's reliance on rentals from private landlords.
Risk	<input type="checkbox"/> The management team is experienced and the project well-planned.

Women often arrive traumatized, with many having suffered physical violence or emotional torture for years. We provide housing, safety and support services to help them get back on their feet. Taking on the loan from SASC will enable us to help many more women and children to recover from trauma and we will be able to build a more sustainable financial future for the charity through property ownership.

**Constanze Sen
CEO, Bromley and Croydon Women's Aid**





NEW INVESTMENT

About our investment

Handcrafted Projects

Location: North East

Set up in 2011 as a renovation skills organisation, Handcrafted expanded its offering in 2014 to include supported housing.

Handcrafted aims to empower those who are disadvantaged or face social exclusion due to crime, alcohol or substance abuse, poor mental or physical health, unemployment, or having experienced abuse. Beneficiaries are supported through training opportunities and creative activities for individuals to build confidence, gain skills and work towards life goals.

Date of investment:

January 2023
£2m property loan
(10-year term)

SASH funding will enable Handcrafted to purchase 23 properties around Durham, Gateshead and Chester-le-Street and expand their supported accommodation from predominantly private rented to owned properties.



What

□ Providing individuals with complex needs, shared housing and support, alongside skills training, to enable them to transition to independent living.

Who

○ Individuals struggling with mental health, homelessness, addictions, and social isolation.

How Much

≡ SASH funded 23 Properties around Durham, Gateshead and Chester-le-Street.

Contribution

✚ The Loan remortgages existing and new properties along with purchase of rented accommodation handing control to Handcrafted.

Risk

△ High Needs Region and Handcrafted are growing with the support of Local Authority and Social Enterprise partners to achieve scale and stability.



NEW INVESTMENT

About our investment

Oasis Domestic Abuse Service

Location: Thanet (East Kent) and Medway

Oasis was founded in 1994 by a handful of dedicated people opening a refuge service for victims of domestic abuse (DA). More than 25 years later, Oasis leads on DA service development and impact measurement in Kent and Medway. Oasis core provision was initially refuge and associated resettlement provision, which later extended into community-based support and now covers a whole family approach.

The charity enables positive safe futures, with interventions for every step of the journey from crisis to trauma-recovery and lives lived free from abuse.

Date of investment:

September 2022
£4,090,000 property loan
(10-year term)

SASH funding will enable Oasis to acquire 17 properties (32 bed spaces) in Thanet (East Kent) and Medway for safe refuge accommodation.



What

□ Transition to independent living.

Who

○ Women, men and their families who are escaping domestic abuse.

How Much

≡ The SASH-funding will provide 32 units across 17 properties in Thanet and Medway.

Contribution

✚ The additional SASH-funded units have much-needed demand, with strong support from commissioners.

Risk

△ Manageable growth especially given the demand for the services in Thanet and Medway. We are confident that the SMT, the Board and the overall organisation will deliver the provision to an excellent standard.

This is the first time we have taken on social investment. The loan will enable us to have more control over our properties, including where they are located and how they are refurbished, and grow our portfolio in a balanced way combining leased and owned properties.

**Deb Cartwright
Former CEO, Oasis Domestic Abuse**





NEW INVESTMENT

About our investment

One Small Thing - Hope Street

Location: Southampton

One Small Thing is a charity that works to meet the needs of women in the justice system and their children by funding the move-on accommodation for women leaving the community hub.

One Small Thing provides community-based centres offering accommodation, specialist services and opportunities to engage in work activities, education and training to women and their children who are in the criminal justice system or at risk of offending or re-offending. SASC supports their Hope Street project.

Date of investment:
February 2023
£3,310,000 property loan
(10-year term)

The loan enables One Small Thing to acquire and refurbish 6 properties in Southampton and Portsmouth, which will provide move-on, supported accommodation to up to 40 women involved with the criminal justice system in Hampshire, as part of its Hope Street project.



What	<input type="checkbox"/>	Providing accommodation, education, work activities and training opportunities as an alternative to prison.
Who	<input type="radio"/>	'Low-risk' women in Hampshire that have committed a non-violent offence.
How Much	<input type="checkbox"/>	Hope Street expects to be housing 40 women at a time in the 6 properties.
Contribution	<input type="checkbox"/>	The loan enables services designed to meet the gender-specific needs of women, which are non-existent in Hampshire, leaving justice-involved women with very few options and little support to change their life outcomes.
Risk	<input type="checkbox"/>	The management team is experienced and the project well-planned.

We are hugely grateful for the commitment of SASC to social justice and the support they are providing to us through the Community Investment Fund. Their vision and commitment will enable us to create a restorative environment that will enable women to thrive and access vital services, without the added trauma of being separated from their children.

**Claire Hubberstey
CEO, One Small Thing - Hope Street**



NEW INVESTMENT

About our investment

Thrive Women's Aid

Location: Neath Port Talbot

Thrive's vision is to create safer communities where everyone can live free from domestic violence against women and sexual violence. Their mission is to provide high quality, innovative, end to end services which enable individuals and families to thrive, to ensure the cycle of abuse is broken for good.

For 40 years, the charity has provided a haven for women, children and young people in Neath Port Talbot, helping them to rebuild their lives and regain their independence. Thrive is committed to providing services by women for women; women-centred and women-led provides spaces that are informed by values of empowerment, rights and self-determination.

Date of investment:
September 2022
£2.7m property loan
(10-year term)

SASH funding will enable Thrive to acquire up to 20 properties in Neath Port Talbot, to provide safe and suitable move-on accommodation for women and their children.



What	<input type="checkbox"/>	Thrive aims to modernise, innovate and transform accommodation support services for individuals and families fleeing domestic abuse.
Who	<input type="radio"/>	Women, children and young people, helping them to regain their independence in safe communities.
How Much	<input type="checkbox"/>	SASH funding will provide 20 Properties across the Neath, Port Talbot Region.
Contribution	<input type="checkbox"/>	Ownership of the properties will reduce reliance on rented accommodation sector and give Thrive WA more control.
Risk	<input type="checkbox"/>	Rapid expansion from 11 units to 31 allowing a part rented/part ownership structure giving flexibility.



NEW INVESTMENT

About our investment

WHAG

Location: North West

WHAG was set up as Rochdale Women’s Housing Aid Group in 1981 to provide affordable supported accommodation to homeless women.

WHAG now delivers outreach and floating support services in Rochdale, Bury and Chester in both owned and rented supported housing. SASH investment will enable WHAG to increase their support for some of the most vulnerable people in the North-West.

Date of investment:
March 2022
£2.15m property loan
(10-year term)

SASH funding will enable WHAG to purchase 17 properties (17 bedspaces) across Rochdale, Bury, Halton and Cheshire West (Chester).

What	<input type="checkbox"/> Transition to independent living.
Who	<input type="radio"/> Homeless women aged 16-65.
How Much	<input type="checkbox"/> WHAG currently lease 57 bed spaces, with SASH funding purchase of 17 properties (17 bed spaces).
Contribution	<input type="checkbox"/> The loan enables WHAG to house 17 women on an ongoing basis and support them to move into independent living.
Risk	<input type="checkbox"/> Strong Track Record and excellent relationship with Local Authorities.



We’re really excited to take on social investment for the first time as it’s enabling us to purchase our own properties. The SASH loan was attractive because of the additional help and support we receive from SASC, as well as the risk profile which we felt was a safer option for us as a charity than borrowing from a bank.

**Kirsty Rhodes
CEO, WHAG**



Active Prospects

Location: Surrey and West Sussex

Active Prospects (AP), founded in 1989, is a not-for-profit, award-winning residential care provider, based in Reigate and operating across the South East. AP supports adults and young people with learning disabilities, autism, mental health needs, acquired brain injury and other complex needs.

Active Prospects develops small clusters of self-contained homes with communal facilities. These make it possible for people with very high-level needs to move out of institutions. AP’s high-impact approach is to provide “ordinary homes in ordinary communities”.

About our investment

Date of investment:
November 2019
£3.4m property loan
(10-year term)

The loan enables AP to purchase and refurbish up to 5 properties, creating 18 additional housing placements

What	<input type="checkbox"/> Improved health and well-being; improved quality of life.
Who	<input type="radio"/> People with learning disabilities, autism, and with a high level of need.
How Much	<input type="checkbox"/> Long term residential housing and care for up to 18 adults in the community.
Contribution	<input type="checkbox"/> The loan will enable AP to grow their housing portfolio in a managed and sustainable way, enabling them to respond to increasing demand for supported living in a community setting.
Risk	<input type="checkbox"/> AP has significant experience in developing their housing stock and delivering their support services.





Baca

Location: Loughborough

Established in 2008, Baca is a registered charity and social enterprise that provides specialist supported accommodation and development training for young unaccompanied asylum seekers aged 16 years and over.

Baca's clients have often been the victims of trafficking and have experienced trauma and exploitation in their home country or through their journey across continents to safety. Baca's mission is therefore to help young people "rebuild their lives, integrate into a community and use their experience positively".

About our investment

Date of investment:

March 2020
£1.75m property loan
(10-year term)

The loan enables Baca to purchase 6 properties. This includes a mix of new-arrival houses, semi-independent accommodation and move-on accommodation, for clients ready to move on from the core service.



What

☐ Transition to independent living.

Who

○ Young, unaccompanied asylum seekers aged 16+.

How Much

☰ Housing and support for 22 vulnerable young people at any one time.

Contribution

⊕ Reduced reliance on a rental market dominated by student lettings. The provision of move-on housing currently a gap for young asylum seekers transitioning from care.

Risk

△ Strong track record providing support and housing to this group. Move-on housing is a new service.



Emerging Futures

Location: East Cheshire, Lancashire & Hertfordshire

Emerging Futures provides transitional supported housing across the South East for people affected by homelessness, poor health or drug and alcohol issues.

The charity was founded in 2014. They provide safe and affordable homes to enable vulnerable adults to move on successfully from homelessness and addiction. Residents are supported to engage with a range of local health, social care and primary care programmes to support their journey towards independent living.

About our investment

Date of investment:

July 2021
Up to £2.65m property loan
(10-year term)

The loan enables Emerging Futures to purchase 10 three and four-bed properties for use as supported housing across East Cheshire, Lancashire and Hertfordshire.



What

☐ Successful transition to stable, healthy and independent lives.

Who

○ People with multiple, complex needs arising from substance abuse & addiction experiencing homelessness in the South East and North West.

How Much

☰ 10 properties which provide safe and affordable accommodation for up to 38 vulnerable adults.

Contribution

⊕ The loan enables Emerging Futures to expand their portfolio of properties reducing reliance on housing rented from private landlords.

Risk

△ Emerging Futures is commissioned by the local authorities in the regions in which they operate.



Homes for Good Glasgow

Location: Glasgow

Homes for Good was founded in 2013 in Glasgow to provide quality homes within the private rented sector for people on low incomes and those who fall on the spectrum between homelessness, social, and affordable housing.

Homes for Good offers an alternative approach to a standard letting agency. It works with individuals struggling with a range of challenges including mental health issues, family breakdown and recovery from drug and/or alcohol dependency.

About our investment

Date of investment:

November 2021
£3.5m property loan
(10-year term)

The loan will enable Homes for Good to purchase 47 properties in Glasgow and Ayrshire.



What

☐ Providing tenants with safe and affordable homes to live in, alongside tailored tenancy support to individuals with more complex needs.

Who

○ Low-income individuals and those facing homelessness.

How Much

☰ 47 properties to be made available for a low income and vulnerable client group.

Contribution

⊕ The loan will support Homes for Good to grow its portfolio by an additional 47 houses and address the shortage of safe and affordable housing in Glasgow and Ayrshire.

Risk

△ Homes for Good has a strong track record of purchasing and refurbishing properties and providing tailored tenancy support.



Homeless Oxfordshire

Location: Oxford and Banbury

Homeless Oxfordshire is the largest supported accommodation provider for homeless people in Oxfordshire. Through 11 innovative housing projects, the charity provides a range of support to help people rebuild their lives. At present Homeless Oxfordshire supports 220 single homeless people in Oxfordshire.

They provide a range of housing with high quality support, creating individual solutions to individual need; encourage and support homeless people to take up training, education and activities.

About our investment

Date of investment:

October 2021
£3.75m property loan
(10-year term)

The loan enables Homeless Oxfordshire to purchase 11 properties across Oxford City and Banbury that will provide 27 beds for rough sleepers with varying support needs. These owned properties will primarily replace rented bed spaces in less suitable parts of Oxford.



What

Providing affordable accommodation to overcome rough sleeping in Oxfordshire.

Who

Vulnerable adults and young people with complex needs.

How Much

The loan will provide safe and affordable accommodation for rough sleepers in Oxford and Banbury.

Contribution

The loan enables Homeless Oxfordshire to offer supported accommodation to vulnerable people with complex needs.

Risk

Homeless Oxfordshire have a strong position in the Oxford market as the only provider of hostel accommodation and with strong links to Oxford City and County Councils.



Hull and East Yorkshire Mind

Location: Greater Hull

Established in 1976, Hull and East Yorkshire Mind delivers specialist mental health services to vulnerable individuals and their families. The charity supports beneficiaries across a spectrum, from those needing modest support through to 24-hour care residents. They also campaign to destigmatise mental health and to improve mental health facilities and services in the Greater Hull area.

About our investment

Date of investment:

September 2021
£2.65m property loan
(10-year term)

The loan will enable Hull and East Yorkshire Mind to purchase 21 properties, expanding their housing portfolio and providing 65 bedspaces to vulnerable individuals with mental health challenges.



What

Transition to independent living.

Who

Vulnerable people at risk of homelessness with mental health challenges.

How Much

21 properties for individuals with complex needs across the Greater Hull area.

Contribution

Expand its housing portfolio to meet local need.

Risk

Strong track record of delivering quality support services and property management.



Hull Women's Network

Location: Hull

Hull Women's Network (HWN) is an experienced award-winning charity in the Preston Road area of Hull. HWN was established in 2004 to help address domestic violence across the city.

Women live with high-risk domestic abuse for an average of 2.6 years before getting effective help.¹ With the benefit of access to safe, high quality housing, HWN supports women and their children to break free on their first attempt.

About our investment

Date of investment:

August 2019
£3m property loan
(10-year term)

The loan enables HWN to purchase 49 dispersed properties.



What

Transition to independent living, free from domestic violence.

Who

Women and children fleeing domestic violence in Hull.

How Much

49 houses gives capacity to support more than 300 women and children over the life of the loan.

Contribution

The loan enables HWN to provide a mix of crisis and supported accommodation, alongside move-on housing. Without this, HWN was increasingly limited in its capacity to support women and children fleeing domestic violence.

Risk

Strong track record. Existing SASC borrower.

1. <https://safelives.org.uk/sites/default/files/resources/Getting%20it%20right%20first%20time%20executive%20summary.pdf>



P3 (People, Potential, Possibilities)

Location: Wolverhampton

P3 is a charity that was established in 1972 and now operates across the UK, delivering services for socially excluded and vulnerable people.

P3 offers ongoing support and tailored advice to the people it works with. The organisation aims to help vulnerable individuals to transition towards semi-independent living and develop the skills to manage their own home.

About our investment

Date of investment:

November 2019
£3m property loan
(10-year term)

The loan enables P3 to purchase up to 34 properties for supported and for move-on supported housing. This is part of the homelessness pathway service provided by P3 in Wolverhampton.

What

Transition to independent living.

Who

Socially excluded, vulnerable individuals, with complex needs.

How Much

34 properties which create 54 bed spaces for clients in move-on supported housing in Wolverhampton.

Contribution

P3 will be less reliant on private/social landlords, and can provide safe, quality housing for individuals to move-on into semi-independent living.

Risk

Strong track record of providing support and housing, alongside good void management and social investment experience.



Peter Bedford Housing Association

Location: Greater London

Peter Bedford Housing Association has been providing general needs and transitional supported housing in the London boroughs of Hackney and Islington for over forty years. Their services include people who have experienced homelessness, time in prison, mental health issues, drug or alcohol misuse, and people with learning difficulties.

Residents are also encouraged to engage in additional services, including access to community activities, work schemes, training and employment for people who have suffered social exclusion in Islington and Hackney.

About our investment

Date of investment:

December 2021
£2,050,000 property loan
(10-year term)

SASH and Greater London Authority funding will enable PBHA to purchase and refurbish 12 self-contained units in the London Borough of Newham.

What

Safe and affordable homes with comprehensive support.

Who

The vulnerable and socially excluded, including the homeless, and those with substance abuse problems, learning disabilities and mental health conditions.

How Much

12 properties in Newham.

Contribution

Working with the GLA to increase provision of supported housing.

Risk

The charity has a long history and strong track record of delivering support.



Positive Steps Partnership

Location: Dundee

Positive Steps Partnership (PSP) was established in 1989 as a Dundee based charity focused on the HIV crisis in a city with many intravenous drug users.

Drawing on their experience of supporting vulnerable young drug users, PSP developed its services to focus on ex-offenders (often addicts) being released from Dundee, Perth, Grampian and other prisons. On release from prison, PSP provides a combination of housing and support to enable this group to re-establish their lives.

About our investment

Date of investment:

November 2020
£1.82m property loan
(10-year term)

The loan enables PSP to purchase 30 properties, dispersed across the city.

What

Transition from prison release to independent living.

Who

Vulnerable adults, including ex-offenders and those suffering drug addiction.

How Much

Housing and support for 30 clients at any one time.

Contribution

By reducing reliance on private rentals, PSP believes they can better support their clients to achieve successful transition to independent living.

Risk

Although PSP has no previous property ownership experience, they have a strong track record of supporting vulnerable individuals in rented housing.





Simon Community Scotland

Location: Edinburgh

Simon Community Scotland (SCS) focuses on providing housing and support for people facing homelessness. Working across Scotland, the charity supports people to resolve their homelessness and recover from extremely difficult circumstances. The charity was founded in 1963.

Simon Community Scotland's services range from 24/7 online help, street teams, outreach housing and supported accommodation across Glasgow, Edinburgh, North Lanarkshire, Perth and Kinross.

About our investment

Date of investment:

May 2021
Up to £5m
(10-year term)

The loan enables Simon Community Scotland to expand its services into Edinburgh and buy 15 one and two-bedroom properties that will provide permanent homes for people with complex needs and experiencing or facing homelessness.

What

☐ Transition successfully out of homelessness into independent living.

Who

○ Vulnerable adults and young people with complex needs, experiencing homelessness in Edinburgh.

How Much

≡ The loan will provide safe and affordable accommodation for up to 30 rough sleepers and homeless people in the city.

Contribution

+

The loan enables Simon Community Scotland to supplement its existing services in Edinburgh.

Risk

△ Simon Community Scotland has a strong track record of providing support and housing for this group in Glasgow and North Lanarkshire.



Target Housing

Location: Yorkshire and the Humber
Sheffield and Doncaster

Established in 1990, Target Housing (TH) provides accommodation and support to vulnerable and homeless people who have difficulties sustaining a tenancy. This includes people with complex needs, ex-offenders, those at risk of offending, asylum seekers and people with mental health problems.

About our investment

Date of investment:

February 2021
£2m property loan
(10-year term)
February 2020
£3m property loan
(10-year term)

The loan enables Target Housing to purchase 49 properties for people who have limited accommodation options and may be facing, or have already experienced, homelessness.

What

☐ Transition to independent living.

Who

○ Ex-offenders and individuals with complex needs.

How Much

≡ 49 properties.

Contribution

+

The loan provides TH with certainty of stable, decent accommodation to support their beneficiaries.

Risk

△ TH has a strong track record of providing support and housing for this group and of being commissioned by the local authorities.



Valley House

Location: Coventry

Valley House (VH) was established in 1977, in Coventry. It offers accommodation services to young parents aged 16-24 who have little or no family support, and to individuals escaping domestic abuse.

VH historically delivered services for a local housing association under a supporting housing contract. The housing association decided to sell the houses that VH was using. This presented VH with an opportunity to purchase the housing and continue its service delivery.

About our investment

Date of investment:

December 2019
£2.55m property loan
(10-year term)

The loan enables Valley House to purchase 22 properties, providing accommodation for 28 individuals and families in their supported housing services.

What

☐ Transition to independent living.

Who

○ High risk young parents and families fleeing domestic violence.

How Much

≡ 22 properties provides supported housing for 28 women and their children.

Contribution

+

VH able to convert to an ownership model of supported housing, reducing reliance on social/private landlords. VH purchased 13 properties at short notice, avoiding disruption for the residents, who were existing VH service users.

Risk

△ VH has a strong track record of this work and is commissioned by the City Council.



Social and Sustainable Housing (SASH II)

SASH offers outstanding charitable organisations the finance required to purchase residential property to house the disadvantaged people they support.

NEW INVESTMENTS

- 1 Harbour Support Services
- 2 Juno Women's Aid

Social and Sustainable Housing

Reach

UK-wide

Launch date

October 2022

Funding available

£2m - £10m

Term

10 year loans

INVESTORS¹

Big Society Capital
Scottish National Investment Bank
Church of England
Greater Manchester Combined Authority

1. Individual investors listed on back cover



**SASH DIRECTLY
ADDRESSES 4 SDGS**

Many small and medium sized charities who provide accommodation-based support services, struggle to access safe, stable and appropriate housing. This restricts their potential to support disadvantaged individuals and families.

SASH II addresses this issue by offering flexible finance to ambitious organisations with experience of managing housing, a history of good financial management and confident leadership.



In the UK, more than 300,000¹ people are reported to be homeless.¹

SASH II enables charities to purchase residential property and offer safe, stable and appropriate housing to disadvantaged people.



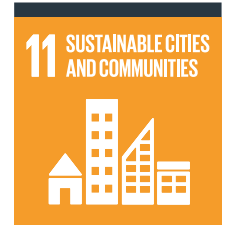
People living in 'non decent accommodation' suffer disproportionate levels of physical and mental ill health.

SASH II requires all housing to meet Decent Homes Standard.



There are 3.5m non-decent homes in the UK.²

SASH II is supporting the expansion of charity sector landlords, who are committed to providing safe, decent and appropriate housing for the disadvantaged people they support.




The UK suffers from an acute shortage of decent and affordable housing.

SASH II sets a new benchmark for how decent and affordable housing can be made available to the charitable sector and disadvantaged people, who would otherwise be excluded.



This means a sea change in what we can offer. We've been wanting to move away from an emergency, sticking plaster approach to a longer-term strategy - not just saving lives but creating long-lasting change.

Yasmin Rehman
CEO, Juno Women's Aid



1. https://england.shelter.org.uk/media/press_release/at_least_309000_people_homeless_in_england_today
2. <https://www.health.org.uk/evidence-hub/housing/housing-quality/number-of-households-in-non-decent-homes-by-tenure>
*Signed commitments



Harbour Support Services

Location: North East England

HSS is a specialist domestic abuse charity operating since 1974. The charity provides assistance to families and individuals affected by domestic abuse. HSS works across the North East of England with services in County Durham, Hartlepool, Stockton, Redcar and Cleveland, Darlington, Northumberland and North Tyneside. HSS provides advice, support and information to victims of domestic abuse. HSS also enables women experiencing domestic abuse to improve their lives by providing safe, quality accommodation and support for them and their children.

About our investment

Date of investment:

December 2023
£2.8m Property Loan
(10 Year Term)

The Loan enables HSS to Purchase 31 properties across six Local Authorities (LA) for women and their children impacted by domestic abuse and leaving refuge accommodation.



What

☐ Provides positive outcomes for individuals and families affected by domestic abuse.

Who

○ Women and their children impacted by domestic abuse and leaving refuge accommodation.

How Much

≡ 31 Properties providing safe and secure accommodation.

Contribution

⊕ The SASH properties will address the shortage of suitable accommodation in the areas HSS operates and enable the organisation to be less reliant on private rented sector.

Risk

△ HSS have strong relationships with the six LA's where they have contracts and a track record of renewing contracts.



Juno Women's Aid

Location: Nottinghamshire

Juno Women's Aid is one of the largest domestic violence charities in the UK. Juno was incorporated in 2001. They work with women, children, and teens who have been affected by domestic abuse in Ashfield, Broxtowe, Gedling, Nottingham City, and Rushcliffe. Juno provide a 24-hour freephone helpline, drop-in service, outreach support, independent domestic abuse advocate service, RISE support schemes, refuge provision, pets fostering scheme and domestic abuse training for individuals and agencies

About our investment

Date of investment:

December 2023
£3m property loan
(10-year term). SASH II funding will enable Juno to acquire at least 18 properties in Nottinghamshire, to provide safe and suitable supported accommodation for women and their children.



What

☐ Helping women and children impacted by domestic abuse (emotional or physical).

Who

○ Dispersed refuge accommodation for women and their children. This service will benefit families with older male children who are unable to access other refuge accommodation.

How Much

≡ 18 safe and secure homes in two key areas of East Midlands.

Contribution

⊕ Addressing the shortage of suitable accommodation in Nottinghamshire and expanding owned property portfolio to reduce reliance on PRS.

Risk

△ Very strong track record and relationships with local commissioners.

If you are interested in knowing more about SASH II contact info@socialandsustainable.com

Domestic violence is unfortunately a growing issue in the region which is likely to get even worse due to financial pressures from the cost of living crisis. At the same time there is a shortage of property available to house people fleeing abuse. We're delighted SASC agreed to the loan which will enable us to become more sustainable and help more women and their children re-build their lives after escaping from domestic abuse.

”

**Lesley Gibson
Chief Executive,
Harbour Support Services**

Community Investment Fund (CIF)

CIF provides long dated loans to small and medium sized charitable organisations across England. These organisations are focussed on delivering social change, particularly amongst disadvantaged groups in their communities.

NEW INVESTMENTS

- 1 Cornerstone Place
- 2 One Small Thing - Hope Street
- 3 Social adVentures

CONTINUING INVESTMENTS

- 1 Active Prospects
- 2 The Big Life Company
- 3 Caring For Communities And People
- 4 Child Dynamix
- 5 Heart of England
- 6 Hull Women's Network
- 7 Resilient Energy Forest of Dean (REFD)
- 8 Resilient Energy Mounteneys Renewables (REMR)
- 9 Storeroom2010

Community Investment Fund

Reach

England-wide

Launch date

February 2014

Funding available

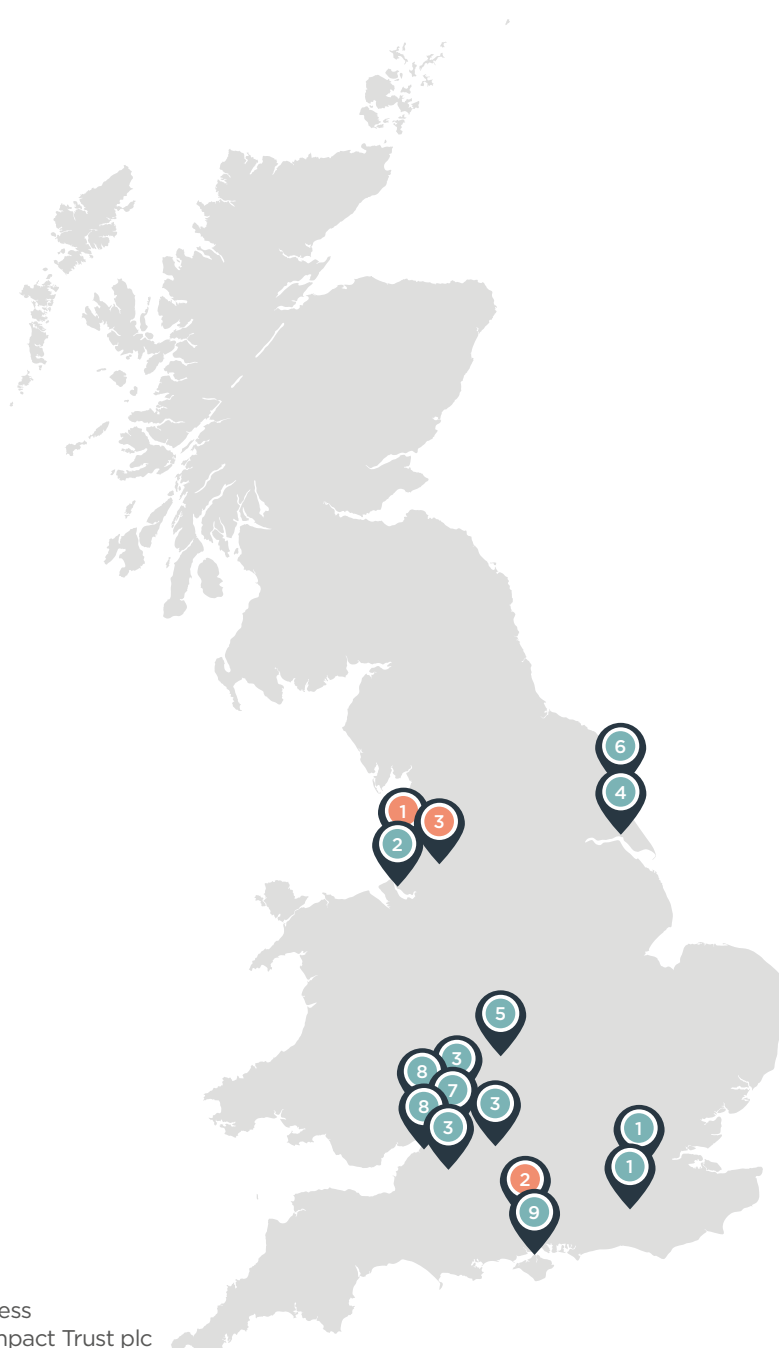
£250k - £2m

Term

Flexible

INVESTORS

Big Society Capital
Social Investment Business
Schroders BSC Social Impact Trust plc



**CIF DIRECTLY
ADDRESSES 4 SDGS**

We have seen how organisations that are embedded in communities support social inclusion and change.

CIF works with charities and social enterprises that are focused on communities and social issues. These organisations have often been created by communities in response to specific problems.



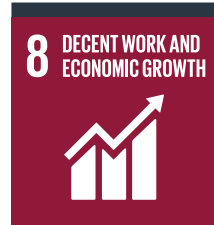
1 NO POVERTY
Poverty affects access to basic services, property and resources, often at a local level.

CIF combats poverty by supporting organisations that enable local people to access local services and accommodation.



7 AFFORDABLE AND CLEAN ENERGY
Multiple households in England struggle with energy debt and fuel poverty.

CIF funds community projects that install energy efficiency measures and alleviate fuel debt.



8 DECENT WORK AND ECONOMIC GROWTH
Low-paid workers and the long-term unemployed are often trapped in poverty, impacting physical and mental wellbeing.

CIF supports education, training and employment initiatives.



11 SUSTAINABLE CITIES AND COMMUNITIES
Access to adequate, safe and affordable housing is a nationwide challenge. Vulnerable people are often most affected.

CIF builds communities by enabling vulnerable people to remain in their home town.







The SASC loan has enabled us to purchase a lovely property in a safe community, which meets the many requirements for opening a children’s home and is the start of an exciting new venture for our organisation.



Scott Darraugh
CEO, Social adVentures



*Excludes refinancings

 <p>Cornerstone Place</p> <p>Location: North West</p> <p>Cornerstone Place ('CP') is a social enterprise set up in 2019 to provide property solutions (new build and fully renovated) to homeless support charities. CP sources the properties, arranges all the funding, manages the build and professional teams, arranges long-term finance and delivers the projects to the homeless charity.</p>	NEW INVESTMENT	About our investment
	<p>Date of investment: July 2023 £884k property construction loan (1-year term)</p> <p>The loan will fund the Whitworth Road development in Rochdale, for individuals who are homeless, or at risk of becoming homeless. This will include 13 x 1-bed flats and 1 x 2-beds flat. The modular homes will be built using Modern Methods of Construction.</p>	<p>What □ The modular homes coupled with the support from SSP will provide a 'stepping stone' on the pathway to independence for people not ready to live without support.</p> <p>Who ○ Homeless people and people at risk of homelessness (single tenants).</p> <p>How Much ≡ 15 bedspaces across 14 properties in Rochdale.</p> <p>Contribution + The new homes will represent 5,110 homeless bed nights per year, or 127,750 total homeless bed nights over the initial 25-year period of the project.</p> <p>Risk △ CP and the construction company are experienced, and Rochdale Borough Council is strongly committed to this project.</p>
		

 <p>One Small Thing - Hope Street</p> <p>Location: Southampton</p> <p>One Small Thing is a charity that works to meet the needs of women in the justice system and their children by funding the move-on accommodation for women leaving the community hub.</p> <p>One Small Thing provides community-based centres offering accommodation, specialist services and opportunities to engage in work activities, education and training to women and their children who are in the criminal justice system or at risk of offending or re-offending. SASC supports their Hope Street project.</p>	NEW INVESTMENT	About our investment
	<p>Date of investment: August 2022 £380k property loan (10-year term)</p> <p>The loan enables One Small Thing to develop No. 29 The Avenue in Southampton, a building with five 5 ensuite bedrooms, which will provide space for the very first move on accommodation to women for the Hope Street project and a large outdoor space.</p>	<p>What □ Providing accommodation, education, work activities and training opportunities as an alternative to prison.</p> <p>Who ○ 'Low-risk' women in Hampshire that have committed a non-violent offence.</p> <p>How Much ≡ Hope Street expects to be housing 5 women at a time in No. 29 The Avenue.</p> <p>Contribution + The loan enables services designed to meet the gender-specific needs of women, which are non-existent in Hampshire, leaving justice-involved women with very few options and little support to change their life outcomes.</p> <p>Risk △ The management team is experienced and the project well-planned.</p>
		

 <p>Social adVentures</p> <p>Location: Tameside, Manchester</p> <p>Social adVentures is dedicated to helping people and communities in Greater Manchester live healthier and happier lives, by providing a variety of interventions designed to help people take control of their lifestyle and to be less reliant on more serious intervention in the future. It was set up in 2011.</p> <p>Social adVentures is now looking to expand into residential children's care provision to boost voluntary sector participation in the children's home market and drive better outcomes for young people.</p>	NEW INVESTMENT	About our investment
	<p>Date of investment: October 2023 £405,010 property loan (10-year term)</p> <p>CIF investment will enable Social adVentures to purchase, open and run its first purpose-led residential children's home in Tameside, Manchester.</p>	<p>What □ Social adVentures will be purchasing a 6-bed property in Tameside, from which to deliver a children's residential home and provide individualised support to each child.</p> <p>Who ○ SA will place children aged 6-13 in the property.</p> <p>How Much ≡ The CIF funding will provide up to 3 children with a new residential home.</p> <p>Contribution + This type of children's provision is much needed and comes with strong support from local commissioners.</p> <p>Risk △ The team at Social adVentures is well regarded and connected within Greater Manchester.</p>
		



Active Prospects

Location: Surrey and West Sussex

Active Prospects (AP), founded in 1989, is a not-for-profit, award-winning residential care provider, based in Reigate and operating across the South East. AP supports adults and young people with learning disabilities, autism, mental health needs, acquired brain injury and other complex needs.

Active Prospects develops small clusters of self-contained homes with communal facilities. These make it possible for people with very high-level needs to move out of institutions. AP's high-impact approach is to provide "ordinary homes in ordinary communities".

About our investment

Date of investment:

February 2020
£900k property loan
(10-year term)

The loan enables AP to purchase and refurbish a 5-bed property (increasing it to a 6-bed property), which they had previously rented from the local authority.



What

Improved health and well-being; improved quality of life.

Who

Adults and young people with learning disabilities and autism, and with a high level of need.

How Much

The loan has enabled up to 6 adults with complex needs, to be housed long term, by an award-winning care provider in the community.

Contribution

Without the loan, AP would have had to vacate the property and relocate the residents or accept an increase in rent.

Risk

AP has significant experience in refurbishment of housing for adults with learning disabilities and of delivering support services to this group.



The Big Life Company

Location: Liverpool

The Big Life Company (BLC) is a £17m turnover group providing a range of services across North West England. The group was established in the early 1990s.

Big Life Homes provides support to adults with multiple needs, through a combination of housing, health/wellbeing support, and training. This activity is an area of expansion, with the current focus on Liverpool, where the demand for supported move-on accommodation for vulnerable adults is high.

About our investment

Date of investment:

October 2020
£950k property loan
(10-year term)

The loan enables BLC to purchase 15 residential properties for supported accommodation dispersed across Liverpool.



What

Overcoming barriers to employment and developing the skills and experience required for independent living.

Who

Adults with multiple needs facing homelessness or in temporary accommodation.

How Much

15 properties will provide supported accommodation using unlimited tenancies. This allows clients to achieve stability and security before moving on.

Contribution

The loan enables BLC to help address local need in a managed and sustainable way.

Risk

BLC has a long-standing track record of delivery and is well regarded by the City Council.



Caring for Communities and People

Location: Gloucester, Bath, Swindon

Founded in 1989, Caring for Communities and People (CCP) is a charity that provides support and accommodation for vulnerable young people and those leaving care.

CCP is one of Gloucestershire's leading social care providers in the voluntary sector. After growing its services, CCP now offers 69 units of supported housing across the South West, mostly in rented properties. The demand for supported accommodation for young people leaving care continues to grow.

About our investment

Date of investment:

January 2020
£2.85m property loan
(10-year term)

The loan allows CCP to purchase 16 two-bedroom properties for CCP's supported accommodation services.



What

Transition to independent living.

Who

Vulnerable young people (aged 16-18).

How Much

More than 30 young people to be safely housed and supported by CCP.

Contribution

The loan gives CCP greater control of its plans to provide stable, decent housing and dedicated support for vulnerable young people.

Risk

CCP is able to continue its core work with the added stability and flexibility that property ownership provides.



Child Dynamix

Location: Hull

Child Dynamix is a charity that was established in 2005 in Hull. The charity provides high quality, affordable nursery provision in some of Hull and Grimsby's most deprived communities.

Child Dynamix has seen first-hand how poverty blights the life chances of children in low income families, putting them at risk of poor outcomes. Child Dynamix's response to these problems has been multi-faceted. Their services include the provision of many nursery places free of charge.

About our investment

Date of investment:

July 2016
£260k property loan blended with £80k grant from Power to Change

The loan enabled the purchase and refurbishment of a 53-place nursery (Boulevard) - the charity's third nursery.

What

□ Provision of free nursery places in an area of deprivation to enable successful transition to primary school.

Who

○ Children from low income families, facing multiple disadvantage.

How Much

≡ 53 new nursery places in an area of high deprivation.

Contribution

⊕ Without the loan to purchase this additional nursery, affordable childcare in the area was very limited.

Risk

△ Child Dynamix has the challenge of sustaining enrolment numbers in a diverse community with multiple languages being spoken.



Heart of England Community Energy

Location: Stratford-upon-Avon

Heart of England Community Energy (HECE) is an asset-locked Community Benefit Society (CBS). Its three solar farms, comprising 14.7 MW of capacity, occupy 75 acres. They are co-located with 3MW of battery storage capacity. This enables the site to both generate solar energy and provide storage services to the grid.

HECE bought existing solar assets from a commercial developer. By placing ownership in community hands, the project gives local people a stake in their local energy infrastructure and profits are used to support local charities and projects with a positive social and environmental impact.

About our investment

Date of investment:

June 2017
£2m refinanced in September 2019 and May 2021 (with a term loan from CIF)

The loan financed the purchase of the largest community owned solar farm in the UK.

What

□ Improved access to affordable energy and energy saving; and additional support for vulnerable households in a deprived area.

Who

○ Individuals and families faced with fuel poverty in the local community.

How Much

≡ Renewable energy for c.4,500 homes. Profits from solar farm support projects such as Harbury e-Wheels, & Act On Energy, which help families facing fuel poverty.

Contribution

⊕ New additional funding for community initiatives and support for green energy.

Risk

△ Asset is already in place with a combination of FIT and RoC accreditation.



Hull Women's Network

Location: Hull

Hull Women's Network (HWN) is an experienced award-winning charity in the Preston Road area of Hull. HWN was established in 2004 to help address domestic violence across the city.

Women live with high-risk domestic abuse for an average of 2.6 years before getting effective help.¹ With the benefit of access to safe, high quality housing, HWN supports women and their children to break free on their first attempt.

About our investment

Date of investment:

November 2017
£2m property loan (10-year term). HWN also received a £77k grant from Power to Change

The loan enabled HWN to purchase 33 houses dispersed across Hull.

What

□ Transition to independent living, free from domestic violence.

Who

○ Women and children fleeing domestic violence in Hull.

How Much

≡ 33 houses gives capacity to support more than 150 women and their children over the life of the loan.

Contribution

⊕ The loan enables HWN to provide supported accommodation for up to 2 years for women and children fleeing domestic violence. This reduces HWN's reliance on rentals from private landlords.

Risk

△ HWN has a strong track record of delivering this model of housing and support.



1. <https://safelives.org.uk/sites/default/files/resources/Getting%20it%20right%20first%20time%20executive%20summary.pdf>



Resilient Energy Forest of Dean (REFD) formerly REACR

Location: Alvington and St. Briavels, Forest of Dean

Resilient Energy Forest of Dean Renewables (REFD) is a Community Benefit Society (CBS) that owns and operates two 500kW wind turbines near Alvington, Forest of Dean. A share of operational turnover and any surpluses are allocated to local community resilience initiatives, including fuel poverty.

REFD is one of several projects managed by The Resilience Centre (TRC), a social-purpose business that helps to build resilience in communities in response to climate change and diminishing resources.

About our investment

Date of investment:
April 2019
£1.44m asset finance

The loan financed the acquisition of Resilient Energy Great Dunkilns (REGD) (500kW wind turbine). The acquisition allowed the conversion of REGD from a Public Limited Company (PLC) to a wholly-owned subsidiary of a CBS, thereby releasing additional funds for community benefit.



What	<input type="checkbox"/>	Improved access to affordable energy; energy saving and support for community projects.
Who	<input type="radio"/>	Individuals and families faced with fuel poverty in the local community.
How Much	<input type="checkbox"/>	A minimum of 4% of annual revenue, and any excess cash, to be distributed to community projects.
Contribution	<input type="checkbox"/>	The loan brings a more cost-efficient structure, strengthens the CBS' financial position; and generates more surpluses for community initiatives.
Risk	<input type="checkbox"/>	Wind energy is reliable. Risk to revenue and 4% surplus generation for community benefit, is low.



Resilient Energy Mountenneys Renewables (REMR)

Location: Kingswood, Stroud

Resilient Energy Mountenneys Renewables (REMR) is a Community Benefit Society that owns and operates two 500kW community wind turbines. REMR began as a collaboration between an established community energy developer (The Resilience Centre) and a community-minded landowner. Both wanted to make a difference through community-based, renewable energy generation. The organisation has committed to allocate 4% of its turnover to help build community resilience in Kingswood, Wickwar, Hillesley and environs, by addressing current needs and future challenges.

About our investment

Date of investment:
October 2016
£1.6m asset finance

The loan provided construction finance to build and install two 500kW wind turbines. The two-turbines were pre-accredited for the Feed-in-Tariff ('FIT'), with all surpluses being used to improve social outcomes in the local community.



What	<input type="checkbox"/>	Improved access to affordable energy and improved social outcomes for local community.
Who	<input type="radio"/>	Individuals and families faced with fuel poverty in a local community.
How Much	<input type="checkbox"/>	A minimum of 4% of annual revenue, and any excess cash, to be distributed to community projects.
Contribution	<input type="checkbox"/>	The loan provides additional funding for community benefit. Projects are chosen by local community volunteers.
Risk	<input type="checkbox"/>	Wind energy is reliable. The risk to revenue and 4% surplus generation for community benefit, is low.



Storeroom2010

Location: Cowes, Isle of Wight

Storeroom2010 (SR) was set up by Nick and Wendy Miller as a charity. It helps address high levels of unemployment and child poverty across the Isle of Wight, by selling furniture and household goods donated by the public, to help deprived families furnish their homes.

The charity also runs the Cowes Men's Shed project. This brings together vulnerable people who are at risk of isolation and encourages social connections, alongside building skills in carpentry and horticulture.

About our investment

Date of investment:
July 2016
£360k property loan (including £79k bridge loan, repaid in October 2016)

The loan enabled the charity to purchase the warehouse it had been using to store and sell furniture.



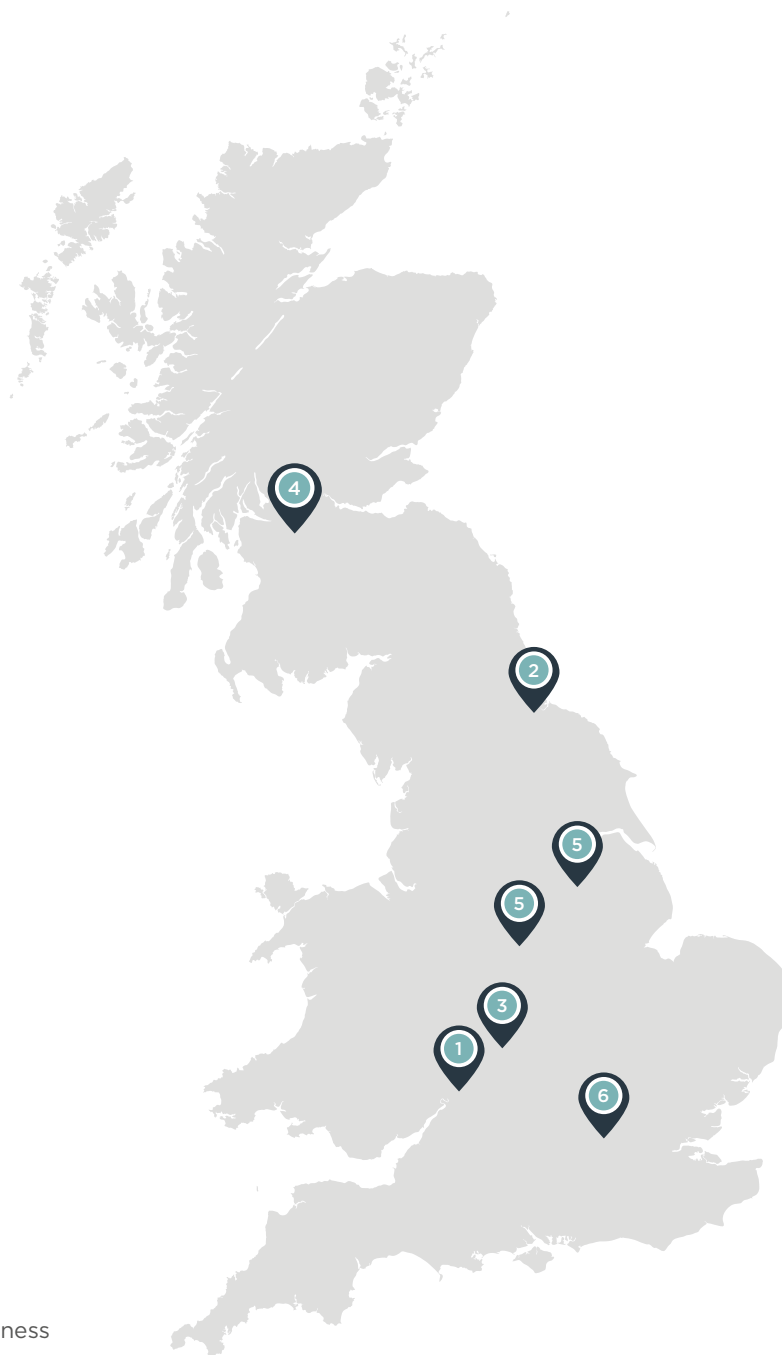
What	<input type="checkbox"/>	Improved quality of life, training, and work experience.
Who	<input type="radio"/>	Low income families and socially isolated individuals in the Isle of Wight.
How Much	<input type="checkbox"/>	Over 150,000 Kgs of furniture saved from landfill annually. Engagement and training of around 50 vulnerable adults per year.
Contribution	<input type="checkbox"/>	SR was at risk of losing the property if withdrawn from rental market. Building purchase has been essential for SR's long-term sustainability.
Risk	<input type="checkbox"/>	SR has a track record of selling second-hand furniture and supporting vulnerable people. Loan serviced by surplus from furniture sales.

Third Sector Investment Fund (TSIF)

Now in run-off, TSIF was designed to offer a range of funding including unsecured lending to growing social enterprises. TSIF was able to support a wide range of sectors across the UK.

CONTINUING INVESTMENTS

- 1 Affinity Trust
- 2 Five Lamps
- 3 Heart of England Community Energy
- 4 Homes for Good Glasgow
- 5 P3
- 6 Trinity Homeless Projects



Third Sector Investment Fund

Reach

UK-wide

Re-launch date

2017

Funding available

Closed

Term

Closed

INVESTORS

Big Society Capital
Social Investment Business

**TSIF DIRECTLY
 ADDRESSES 4 SDGS**

The Third Sector Investment Fund supported organisations across all social sectors which focus on improving the economic and social well-being of individuals from vulnerable and disadvantaged communities.

TSIF recognised the need for unsecured lending to high performing social sector organisations, that can pose a higher financial risk.



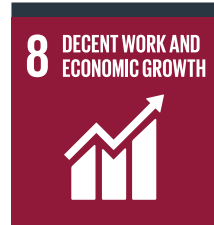
1 NO POVERTY
 Poverty and inequality in the UK leave many people caught in a poverty trap.

TSIF offered flexible forms of finance to organisations working to alleviate poverty.



7 AFFORDABLE AND CLEAN ENERGY
 Energy debt and fuel poverty is a big driver of social inequality across the UK.

TSIF funded community projects that increase energy efficiency and help address fuel debt.



8 DECENT WORK AND ECONOMIC GROWTH
 Access to education, training and employment are key to social inclusion and breaking the cycle of disadvantage.

TSIF provided flexible finance to organisations that support groups excluded from the employment market and individuals not in Education Employment or Training (NEET).



10 REDUCED INEQUALITIES
 Ensuring equal opportunities and access to services is critical to reducing inequality.

TSIF provided funding to organisations that empower people and communities through education, employment and support.



Social investment has enabled us to purchase this property in a really beautiful place and create homes we hope people will want to stay in for a long time.

**Annette Kirkeboe
 COO, Trinity Homeless Projects**



*Excludes refinancings



Affinity Trust

Location: Gloucestershire

Affinity Trust (AT) supports people with learning disabilities across the UK. The charity was established in 1991 and helps individuals lead the lives they want to, as independently as possible.

Many children and young people with learning disabilities are moved out of their own homes into residential placements, resulting in poorer outcomes. Affinity Trust delivers Positive Behavioural Support (PBS) programmes for children with learning disabilities and challenging behaviours who are at risk of entering residential care.

About our investment

Date of investment:
March 2018
£150k working capital loan
Repaid February 2021

November 2020
£150k working capital loan

Both loans were used to fund working capital under payment by results (PbR) contracts, part of a central government Social Impact Bond (SIB) programme.

One contract was commissioned under the Commissioning Better Outcomes Fund and the other under the Life Chances Fund.



What	<input type="checkbox"/>	Reduction in challenging behaviour and improved quality of life.
Who	<input type="radio"/>	Children with learning disabilities and behavioural challenges, and their families.
How Much	<input type="checkbox"/>	The loans part-financed highly specialised support programmes for extremely vulnerable young people at any one time, where no other options were available.
Contribution	<input type="checkbox"/>	The loans helped AT win PbR contracts, providing the working capital to support the delivery of the PBS programme.
Risk	<input type="checkbox"/>	AT has now delivered its PBS programme in 2 locations.



Five Lamps

Location: UK-wide

Five Lamps (FL) is a responsible finance provider, regulated by the Financial Conduct Authority, offering fair and affordable personal loans as an alternative to high-cost credit.

Financial exclusion is a pressing issue in the UK, and high-cost credit is widespread. Over 3 million UK adults have one or more high-cost loans or have had one in the past year. Vulnerable adults, with poor financial resilience, are twice as likely to use high-cost credit.

About our investment

Date of investment:
September 2017
£350k working capital loan

The SASC loan was part of a £5m loan to Five Lamps from a group of nine social investors.



What	<input type="checkbox"/>	Helping vulnerable households to break the cycle of high-cost debt.
Who	<input type="radio"/>	Individuals and families with limited/no access to mainstream finance.
How Much	<input type="checkbox"/>	Our funding was part of a larger facility which has enabled FL to make more than 7,000 loans per year.
Contribution	<input type="checkbox"/>	FL able to provide a fairer personal loan alternative nationally.
Risk	<input type="checkbox"/>	Striking the right balance between helping as many people as possible and ensuring affordability of repayment is key, a particular challenge during COVID-19.



Heart of England Community Energy

Location: Stratford-upon-Avon

Heart of England Community Energy (HECE) is an asset-locked Community Benefit Society (CBS). Its three solar farms, comprising 14.7 MW of capacity, occupy 75 acres. They are co-located with 3MW of battery storage capacity. This enables the site to both generate solar energy and provide storage services to the grid.

HECE bought existing solar assets from a commercial developer. By placing ownership in community hands, the project gives local people a stake in their local energy infrastructure and profits are used to support local charities and projects with a positive social and environmental impact.

About our investment

Date of investment:
June 2017
£4.2m partial repayment and refinancing

September 2019
£1.5m bridge loan
£780k term loan

Refinanced again in May 2021

The loans financed the purchase of the largest community owned solar farm in the UK.

The short term loans are due to be repaid via a series of community bond offers over the next two years.



What	<input type="checkbox"/>	Improved access to affordable energy and energy saving; and additional support for vulnerable households in a deprived area.
Who	<input type="radio"/>	Individuals and families faced with fuel poverty in the local community.
How Much	<input type="checkbox"/>	Renewable energy for c.4,500 homes. Profits from solar farm support projects such as Harbury e-Wheels, & Act On Energy, which help families facing fuel poverty.
Contribution	<input type="checkbox"/>	New additional funding for community initiatives and support for green energy.
Risk	<input type="checkbox"/>	Asset is already in place with a combination of FIT and RoC accreditation.



Homes for Good, Glasgow

Location: Glasgow

Homes for Good (HFG) was founded in 2013 in Glasgow to provide quality homes within the private rented sector for people on low incomes and those who fall on the spectrum between homelessness, social, and affordable housing.

Homes for Good offers an alternative approach to a standard letting agency. It works with individuals struggling with a range of challenges including mental health issues, family breakdown and recovery from drug and/or alcohol dependency.

About our investment

Date of investment:

June 2018
£2.85m property loan
(10-year term)

The loan enabled HFG to purchase 52 additional properties in Glasgow.

What

☐ Improved wellbeing and transition to training and employment.

Who

○ Vulnerable adults across Glasgow.

How Much

≡ 52 houses to be made available for a low income and vulnerable client group.

Contribution

⊕ The loan has provided finance for HFG to grow its portfolio by an additional 52 houses, in support of a vulnerable client group.

Risk

△ HFG has a track record of bringing 190 properties back to life and providing quality support to tenants.



People, Potential, Possibilities (P3)

Location: Gainsborough and Derbyshire

P3 is a charity that was established in 1972 and now operates across the UK, delivering services for socially excluded and vulnerable people.

P3 offers ongoing support and tailored advice to the people it works with. The organisation aims to help vulnerable individuals to transition towards semi-independent living and develop the skills to manage their own home.

About our investment

Date of investment:

January 2021
£2.2m asset finance

The loan will allow P3 to purchase 43 properties in Gainsborough and Derbyshire.

What

☐ Transition to independent living.

Who

○ Socially excluded, vulnerable individuals, with complex needs.

How Much

≡ 43 properties for clients in move-on supported housing across Gainsborough and Derbyshire.

Contribution

⊕ Move-on accommodation for vulnerable individuals and support to local partners to help them improve the area.

Risk

△ Strong track record of providing support and housing alongside good void management and social investment experience.



Trinity Homeless Projects

Location: Hillingdon, Greater London

Trinity has been operating in Hillingdon and Slough since 2007 and works with people at risk of or suffering homelessness. Trinity creates housing pathways for individuals offering services including street outreach, emergency housing, supported housing and longer-term affordable housing.

About our investment

Date of investment:

December 2021
£3.2m asset finance

TSIF funding will enable THP to purchase and refurbish Riverside Hotel and create 41 self-contained units in the London Borough of Hillingdon.

What

☐ Trinity will provide tenants with safe and affordable homes to live in, designed to transition to independent living for those supported by Trinity's services and act as a steppingstone from shared houses back into a sustainable tenancy.

Who

○ People who are vulnerable and socially excluded. This includes people who've experienced homelessness.

How Much

≡ 41 self-contained units.

Contribution

⊕ The loan enables Trinity to provide housing in Hillingdon where there is a shortage of social housing provision.

Risk

△ The charity has a long history and strong track record of delivering support.

