

# 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

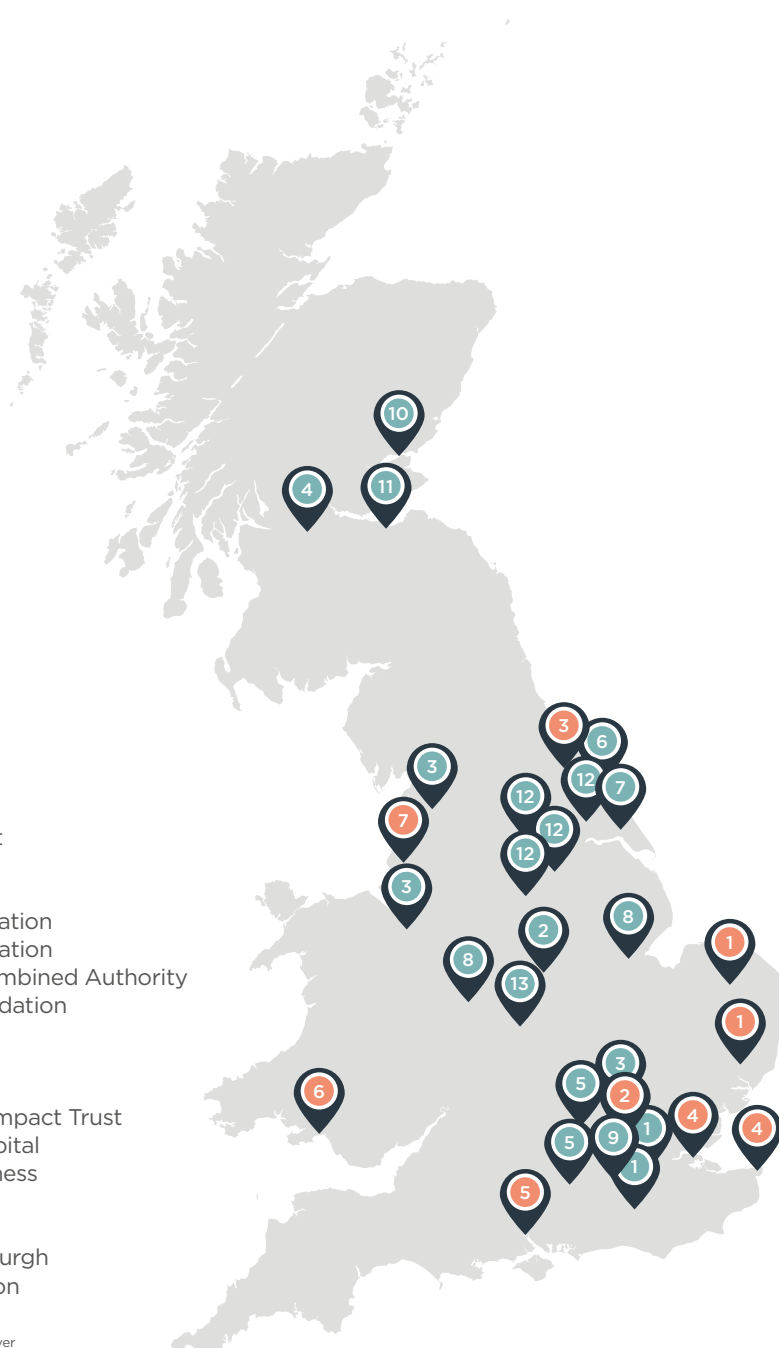
### Term

10 year loans

### INVESTORS<sup>1</sup>

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 300,000<sup>1</sup> people are reported to be homeless.<sup>1</sup>

**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.<sup>2</sup>

**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](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.



<b>What</b>	<input type="checkbox"/> Transition to independent housing.
<b>Who</b>	<input type="radio"/> Young people aged 18-30.
<b>How Much</b>	<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.
<b>Contribution</b>	<input type="checkbox"/> The additional SASH-funded units have much-needed demand, with strong support from local commissioners.
<b>Risk</b>	<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



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



<b>What</b>	<input type="checkbox"/>	Providing accommodation, education, work activities and training opportunities as an alternative to prison.
<b>Who</b>	<input type="radio"/>	'Low-risk' women in Hampshire that have committed a non-violent offence.
<b>How Much</b>	<input type="checkbox"/>	Hope Street expects to be housing 40 women at a time in the 6 properties.
<b>Contribution</b>	<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.
<b>Risk</b>	<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.



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

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

<b>What</b>	<input type="checkbox"/> Improved health and well-being; improved quality of life.
<b>Who</b>	<input type="radio"/> People with learning disabilities, autism, and with a high level of need.
<b>How Much</b>	<input type="checkbox"/> Long term residential housing and care for up to 18 adults in the community.
<b>Contribution</b>	<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.
<b>Risk</b>	<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.<sup>1</sup> 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.

