

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
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- 9 Storeroom2010

Community Investment Fund

Reach

England-wide

Launch date

February 2014

Funding available

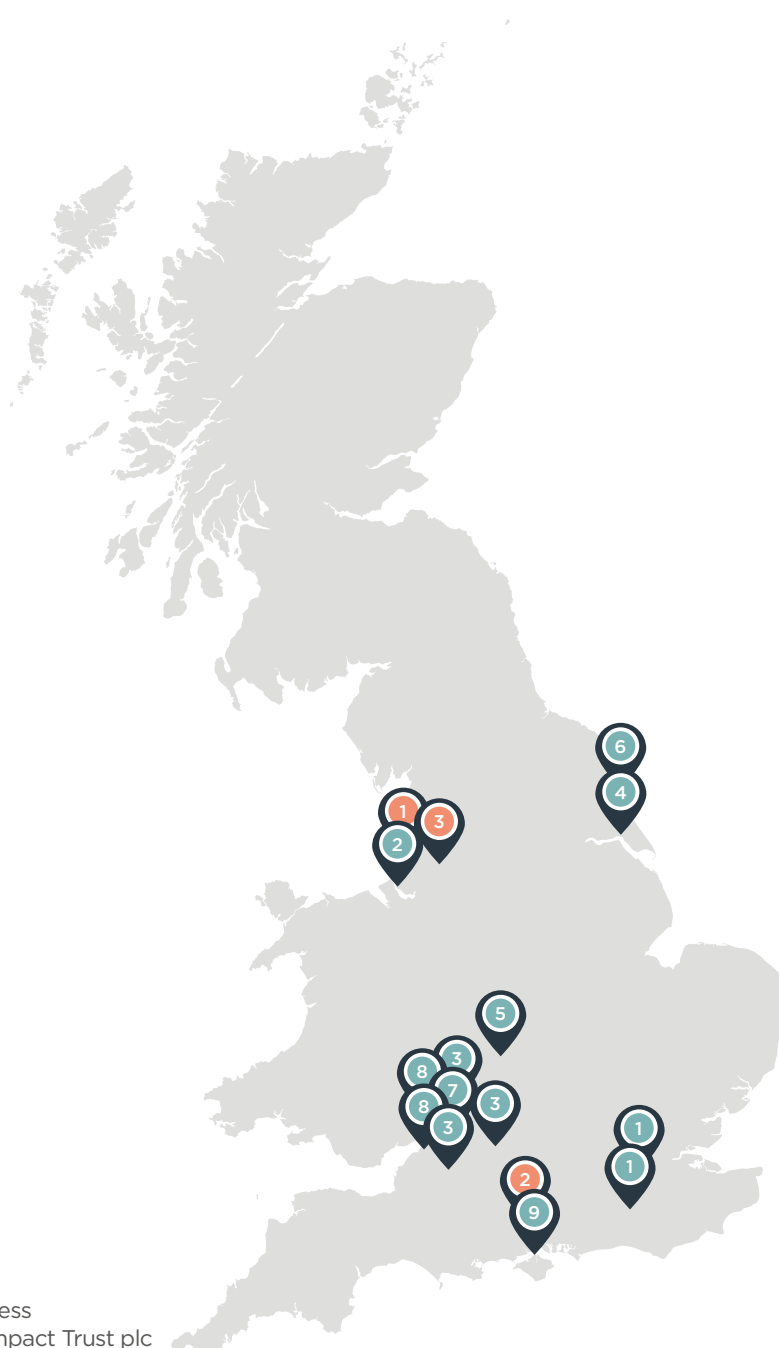
£250k - £2m

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.



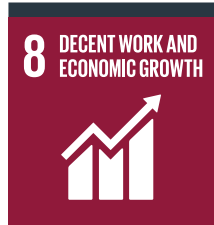
1 NO POVERTY
 Poverty affects access to basic services, property and resources, often at a local level.

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



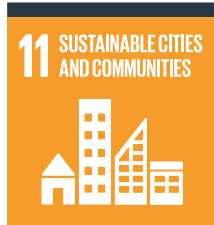
7 AFFORDABLE AND CLEAN ENERGY
 Multiple households in England struggle with energy debt and fuel poverty.

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



Cornerstone Place

Location: North West



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.

NEW INVESTMENT

About our investment

Date of investment:
July 2023
£884k property construction loan (1-year term)

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.

What	<input type="checkbox"/> 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.
Who	<input type="radio"/> Homeless people and people at risk of homelessness (single tenants).
How Much	<input type="checkbox"/> 15 bedspaces across 14 properties in Rochdale.
Contribution	<input type="checkbox"/> 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.
Risk	<input type="checkbox"/> CP and the construction company are experienced, and Rochdale Borough Council is strongly committed to this project.



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.

NEW INVESTMENT

About our investment


Date of investment:
August 2022
£380k property loan (10-year term)

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.





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 5 women at a time in No. 29 The Avenue.
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.



Social adVentures

Location: Tameside, Manchester

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.




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.

NEW INVESTMENT

About our investment

Date of investment:
October 2023
£405,010 property loan (10-year term)

CIF investment will enable Social adVentures to purchase, open and run its first purpose-led residential children's home in Tameside, Manchester.

What	<input type="checkbox"/> 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.
Who	<input type="radio"/> SA will place children aged 6-13 in the property.
How Much	<input type="checkbox"/> The CIF funding will provide up to 3 children with a new residential home.
Contribution	<input type="checkbox"/> This type of children's provision is much needed and comes with strong support from local commissioners.
Risk	<input type="checkbox"/> The team at Social adVentures is well regarded and connected within Greater Manchester.



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	<input type="checkbox"/>	Improved health and well-being; improved quality of life.
Who	<input type="radio"/>	Adults and young people with learning disabilities and autism, and with a high level of need.
How Much	<input type="checkbox"/>	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	<input type="checkbox"/>	Without the loan, AP would have had to vacate the property and relocate the residents or accept an increase in rent.
Risk	<input type="checkbox"/>	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	<input type="checkbox"/>	Overcoming barriers to employment and developing the skills and experience required for independent living.
Who	<input type="radio"/>	Adults with multiple needs facing homelessness or in temporary accommodation.
How Much	<input type="checkbox"/>	15 properties will provide supported accommodation using unlimited tenancies. This allows clients to achieve stability and security before moving on.
Contribution	<input type="checkbox"/>	The loan enables BLC to help address local need in a managed and sustainable way.
Risk	<input type="checkbox"/>	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	<input type="checkbox"/>	Transition to independent living.
Who	<input type="radio"/>	Vulnerable young people (aged 16-18).
How Much	<input type="checkbox"/>	More than 30 young people to be safely housed and supported by CCP.
Contribution	<input type="checkbox"/>	The loan gives CCP greater control of its plans to provide stable, decent housing and dedicated support for vulnerable young people.
Risk	<input type="checkbox"/>	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 Mounteneys Renewables (REMR)

Location: Kingswood, Stroud

Resilient Energy Mounteneys 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.