

Social and Sustainable Housing (SASH II)

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

NEW INVESTMENTS

- 1 Blue Triangle
- 2 The Brick
- 3 Caring for Communities and People
- 4 IDAS
- 5 Positive Steps Partnership
- 6 St Martins

CONTINUING INVESTMENTS

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

Social and Sustainable Housing II

Reach

UK-wide

Launch date

October 2022

Funding available

£2m – £10m

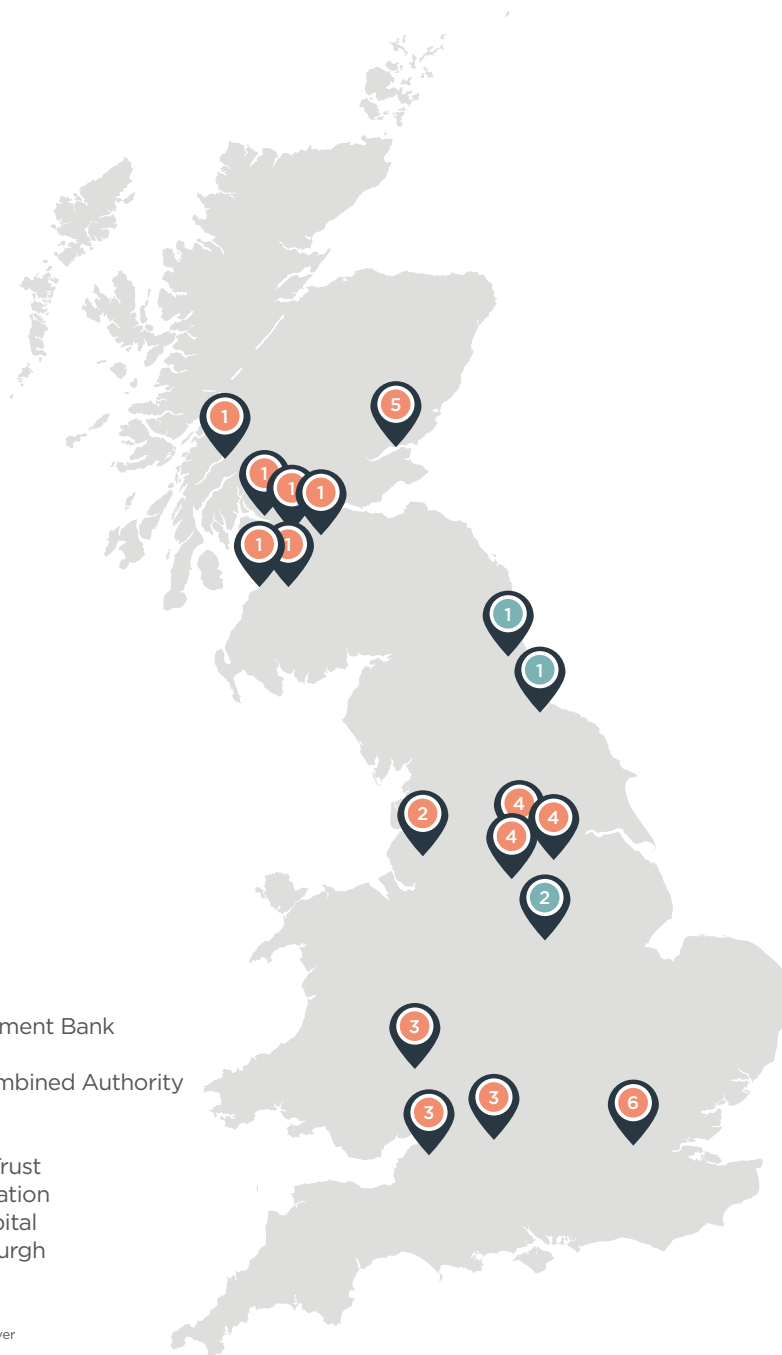
Term

10 year loans

INVESTORS¹

Big Society Capital
Scottish National Investment Bank
Church of England
Greater Manchester Combined Authority
1961 Charitable Trust
Linbury Trust
John Laing Charitable Trust
Garfield Weston Foundation
Skagen Conscience Capital
The University of Edinburgh

1. Individual investors listed on back cover



SASH II 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.



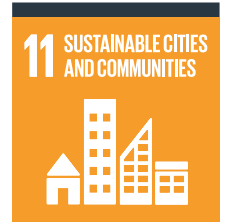
People living in 'non decent accommodation' suffer disproportionate levels of physical and mental ill health.

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.

£22.3m

Total investment to end of 2024*

8

Organisations active in SASH II portfolio in 2024

Owning properties is a more sustainable way for us to meet the increasing demand for supported accommodation in Dundee.

Derek Sharkey
CEO, Positive Steps Partnership



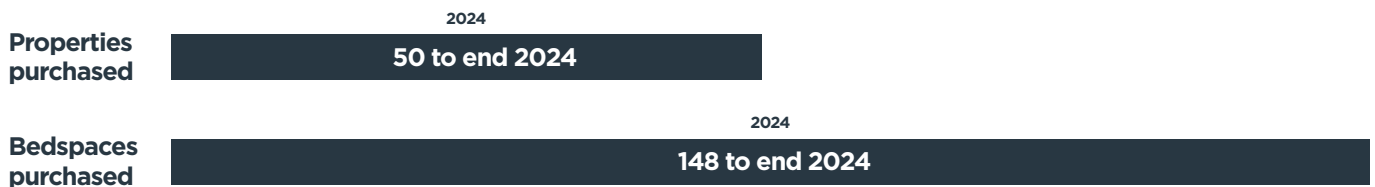
1. https://england.shelter.org.uk/media/press_release/at_least_309000_people_homeless_in_england_today

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

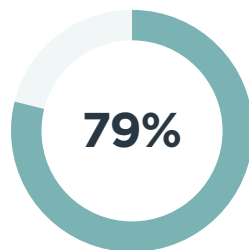
*Signed commitments

Impact in Social and Sustainable Housing II (SASH II)

Our SASH II fund continues to invest in inspiring charitable organisations looking to own or expand their property portfolio. The flexible nature of SASH funding enables them to find the most appropriate safe and stable housing for their clients.



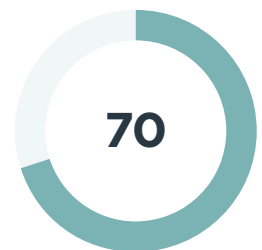
Social sector organisations are crucial providers of Supported Housing to disadvantaged people in their communities.



Average occupancy rate of properties of last twelve months to December 2024



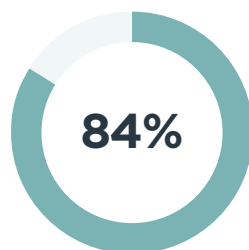
Tenants satisfied with accommodation



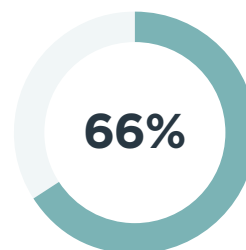
Total people supported since 2022

■ 54 adults
■ 16 children

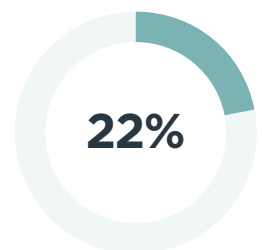
We use the Index of Multiple Deprivation to measure the impact of our investments. The IMD ranks areas in deciles from highest to lowest levels of deprivation.



% of housing purchased with SASH II investment located in areas ranked in the 50% most deprived areas in the UK



% of housing purchased with SASH II investment located in areas ranked in the top third of deprivation in the UK



% of housing purchased with SASH II investment located in the decile of greatest deprivation in the UK

Housing quality

All residential properties funded by SASC

EPC rating	% of portfolio
A	0%
B	14%
C	78%
D	8%
E	0%
Below E	0%

SASH II includes a clear commitment that all properties will, as a minimum, comply with prevailing regulations on EPC levels and we are working with all our existing borrowers to ensure appropriate measures are taken with respect to energy efficiency.

Moving onto independent living

2024 was the first year clients began to move in to SASH II funded properties. We have seen the positive effects on both wellbeing and the move-on outcome for clients across the portfolio.

