



People Housing And Social Enterprise Scheme

Faith Organisations



Your Guide to Working with PHASES

Faith Organisations:

Construction for the community

PHASES is a charity and social enterprise focused on construction. We run projects that maximize social and community value from the construction process. We build affordable new homes, we renovate empty properties and we train local unemployed people.

Here we'll explore how partnering with PHASES could help faith organisations provide desperately-needed affordable housing. It sets out our Joint Venture approach, which shares out the benefits of social enterprise development. This enables faith organisations to retain freehold ownership of assets, while reflecting necessary 'best price' considerations in their use.



The power of social enterprise

As a social enterprise, we apply business principles to social problems. But since there are no shareholders in a non-profit organisation, any profits we generate are ploughed back into the work we do.

We're committed to adding sustainable social value throughout our enterprise: in our construction projects and tailored training programmes, and right across our supply chains. We want to see the local communities you serve flourish.

how we do business

What makes PHASES different?

- ✔ We're a totally trustworthy non-profit-making charity
- ✔ We'll share the surplus from any development with you
- ✔ We have ten years' experience of housing development
- ✔ We take all the risk up to planning stage – no cost to you
- ✔ We have a team of professionals to provide low-cost advice
- ✔ We take all the responsibility for raising finance
- ✔ We manage the project from start to finish
- ✔ We provide construction training for local people
- ✔ We work with local tradespeople to boost the local economy



Your land and buildings

You could help generate new affordable housing, by using surplus land or converting underused buildings into residential units. A development scheme could also incorporate improvements to your own facilities, by creating new offices, meeting spaces or recreation areas for your organisation.



“ At PHASES, we’re busy building solid partnerships to help solve the London housing crisis. By developing surplus land or converting existing buildings, we can help your organisation make the most of its property, while keeping social value at the heart of the process.”

The PHASES Team

The UK housing crisis:

Why it matters

The shortage of decent, affordable homes is affecting people right across the country, but this problem is particularly acute in London. In June 2016, there were over 73,000 households in temporary accommodation, with over 58,000 of these having dependent children.

As household budgets are squeezed, more and more families are struggling to pay their rent and bills. As evictions and homelessness rise, we need to find imaginative ways to help prevent this crisis from escalating. By developing your underused land or converting your existing buildings, you could play a vital role in generating the decent, affordable homes people deserve.



Meaningful partnerships

We'd like to see every faith organisation maximize the potential of its property and join us in building affordable homes. And we want to get everyone involved. A project can only succeed if it has the enthusiasm and energy of the congregation and the whole church community behind it.

That's why we're happy to prepare presentations for you to explore initial ideas within your organisation. We'll help set out the social value and financial benefits that a well-considered scheme can deliver. So whether you'd like inspiring spaces to worship and to meet, tailored units to support local business and add a valuable income stream, or comfortable offices for your busy team, we're here to help you realise your aspirations.

you can be part of the solution

Partnering for success

Many faith organisations have land and buildings that are under-used. Sometimes, these buildings are in a poor state of repair and there's no slack in the system for costly renovations. Often, plans to extend outreach programmes stall, as the existing buildings just don't meet modern health and safety standards. That's when a bold approach can often reap dividends, not just for the organisation, but for the wider community. What if you could upgrade your own facilities, while helping to provide much-needed affordable housing?

That's where PHASES can help. We'll offer our professional evaluation of your land or buildings and we'll discuss the development possibilities with you. So, if you'd like to know how you could improve your organisation's facilities and help solve the housing crisis, then give PHASES a call.

Positive benefits

At PHASES, we believe that with sensitive design, a dedication to sustainability and a real commitment to community, development can be a powerful force for good. That's the kind of positive change we want all our stakeholders to be part of, in every PHASES project.



"We've got a brilliant congregation, full of bright ideas for clubs and community events, but a backlog of major repairs keeps holding us back. We knew we needed some fresh thinking, but we'd been approached by developers before and it was a bit of a culture clash. As a social enterprise, PHASES already shares many of our values and understands our goals. It's a much more natural and productive partnership."

Aleksandra Popova

The PHASES approach:

Community housing

As a not-for-profit community housing organisation, PHASES has a unique approach to development which safeguards affordable housing for local people into the future.

And we're committed to building sustainably, placing social value at the heart of every process and every project. Our non-profit status means that we can provide partners with a better return on their assets, enabling them to extend and enhance their own work with local people.

And while housing cooperatives and Community Land Trusts are making important contributions to help solve the housing crisis, they can sometimes lack the agility, responsiveness and sense of ownership that our joint venture model can offer.



Social value

We create training and employment opportunities for local people on each development before any project starts. Usually our trainees have experience of homelessness, but we can also find ways to use the talents of your congregation, their children, or other community members, too.

Depending on the scale of a project, we'll try to use smaller local builders. We're keen to stem the recent rapid decline in the sector, to ensure their skills are transferred and that the local economy prospers.

On bigger projects, we'll partner with larger contractors. But they'll still be working with our trainees and coordinators to deliver our promises on social and community value.

how it could work for you

Joint venture partners

We work as joint venture partners with the owners of the land or buildings. For a new build project, this might involve PHASES taking a 99 or 125 year lease, whilst the organisation retains the freehold.

Within the joint venture framework, a further agreement is devised to share the capital and income benefits over time. During the initial consultations, we'll work with you to evaluate the overall financial viability of any project and prepare materials to help you share this information internally.

No-cost feasibility & planning

The initial feasibility, planning, financial and legal aspects of a development can be complicated and costly. As a charity, we draw on a valuable bank of professionals to provide free or very low cost services. This unique resource includes architects, surveyors, structural engineers and lawyers who'll help us assess the viability of a project.

Our general approach is to take all the risk at the early feasibility & planning stages. This usually includes making an initial planning application, as well as any legal costs associated with joint venture business agreements. This removes a large part of the risk in case the project doesn't proceed.

Project finance

We usually take full responsibility for the loan finance. Over the years we've built excellent credit records with social lenders. We have access to substantial social finance, having previously borrowed around £1M to progress our building projects.

Possible providers include The Big Issue Invest, an offshoot of The Big Issue magazine, which administers a £10M 'London Housing Fund', as well as our own bankers Unity Trust. Both are likely to lend on favourable terms due to our excellent track record.

Affordable housing

Our key aim is to create sustainable, affordable housing for local people. As we're not a housing association, recent legislation extending the 'right to buy' to housing association tenants doesn't apply. That's why we're able to guarantee that the homes we build will remain available at affordable rents.

On larger developments, we may partner with another local community housing organisation for the future management of the properties. Any management partner would be carefully selected with you, as part of the Joint Venture agreement.

Want to know more?

Read our case studies

You can learn more about how PHASES projects make a difference by visiting our Case Studies page online. Here, you'll see our values in action and learn how social enterprise can transform people's futures.

Click the link to find out more:

www.phases.org.uk/case-studies



Check out our video

Our video shows how a joint venture with the owner of an empty property in South London brought benefits to all our stakeholders. It shows how social enterprise adds value at every stage of a project.

Click the link to explore:

www.phases.org.uk/video

Find us online

www.phases.org.uk

get in touch with us

We're waiting to hear from you

Our team is ready to assist you with your development. So if you'd like to help solve the housing crisis through a joint venture with PHASES, we'd be delighted to hear from you.



In total confidence

Any discussions we have with you will be conducted in the strictest confidence, so if you'd like an informal chat about a project idea, then please get in touch.



Contact us

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