



Social Investment Board

Date: WEDNESDAY, 6 NOVEMBER 2019
Time: 11.30 am
Venue: COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

Members: Henry Colthurst (Chairman)
Andrien Meyers (Deputy Chairman)
Nicholas Bensted-Smith
Tijs Broeke
Alderman Alison Gowman
Alderman Bronek Masojada
Jeremy Mayhew
Dhruv Patel
Deputy Henry Pollard
Elizabeth Corrado (Co-opted Member)
Debby Ounsted (Co-opted Member)
Laura Tumbridge (Co-opted Member)

Next Meetings: 12 February 2020 27 May 2020 23 July 2020

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N.B. Part of this meeting may be subject to audio-visual recording

**John Barradell
Town Clerk and Chief Executive**

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the public minutes and non-public summary of the meeting held on 22 May 2019.

For Decision
(Pages 1 - 4)

4. **PROGRESS REPORT**
Report of the CGO

For Information
(Pages 5 - 8)

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
7. **EXCLUSION OF THE PUBLIC**
MOTION - That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

For Decision

Part 2 - Non-Public Agenda

8. **NON-PUBLIC MINUTES**
To agree the non-public minutes of the meeting held on 22 May 2019.

For Decision
(Pages 9 - 14)

9. **INVESTMENT REVIEW: THE SOUTH LONDON CENTRE FOR PSYCHOANALYSIS**
Report of the CGO and the Chamberlain

For Decision
(Pages 15 - 22)

10. **PORTFOLIO UPDATE**
Report of the CGO

For Decision
(Pages 23 - 32)

11. **LEARNING FROM THE AFFORDABLE HOMES RENTAL FUND**
Report of the CGO

For Information
(Pages 33 - 36)

12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

13. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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SOCIAL INVESTMENT BOARD

Wednesday, 22 May 2019

Minutes of the meeting of the Social Investment Board held at the Guildhall EC2 at 12.00 pm

Present

Members:

Nicholas Bensted-Smith	Deputy Henry Pollard
Tijs Broeke	Elizabeth Corrado (Co-opted Member)
Henry Colthurst	Debby Ounsted (Co-opted Member)
Alderman Alison Gowman	Laura Tumbridge (Co-opted Member)
Dhruv Patel	

Officers:

Joseph Anstee	- Town Clerk's Department
Karen Atkinson	- Chamberlain's Department
Tim Wilson	- City Bridge Trust
Hannah Davey	- City Bridge Trust

Also in attendance:

Russ Bublely	- I-for-change (Social Investment Analyst)
Jonathan Flory	- Social Finance
Michael Jarvis	- Clothworkers' Company

1. APOLOGIES

Apologies were received from Alderman Bronek Masojada, Jeremy Mayhew and Andrien Meyers.

2. MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA

Alderman Alison Gowman declared an interest in respect of Item 13 by virtue of being a trustee of Trust for London.

Elizabeth Corrado declared an interest in respect of Item 13 by virtue of being on the board of Mears.

3. APPOINTMENT OF THE SOCIAL INVESTMENT BOARD

The Board noted the resolution of the Investment Committee meeting held on 16 May 2019, appointing the Board and approving its composition, membership, frequency of meetings and terms of reference. The Board also approved the reappointment of existing co-optees for the existing year.

RESOLVED – That Elizabeth Corrado and Laura Tumbridge be reappointed as Co-opted Members of the Board for the ensuing year.

4. **ELECTION OF CHAIRMAN**

The Board proceeded to elect a Chairman in accordance with Standing Order No.29. The Town Clerk read a list of Members eligible to stand and Henry Colthurst, being the only Member who expressed his willingness to serve, was duly elected as Chairman of the Committee for the ensuing year.

5. **ELECTION OF DEPUTY CHAIRMAN**

The Committee proceeded to elect a Deputy Chairman in accordance with Standing Order No.30. The Town Clerk read a list of Members eligible to stand and Andrien Meyers, being the only Member who expressed his willingness to serve, was duly elected as Deputy Chairman of the Committee for the ensuing year.

6. **MINUTES**

RESOLVED – That the public minutes and non-public summary of the meeting held on 7 February 2019 be agreed as a correct record.

7. **PROGRESS REPORT**

The Board considered the progress report of the Chief Grants Officer & Director of City Bridge Trust (CGO), recommending a new Member for co-option, providing an update on the Stepping Stones Fund and suggesting the focus of the July strategic away half-day.

The Board discussed and agreed the recommendation co-option, noting that the co-option protocol for the Investment Committee and its Boards would be reviewed with the aim of increasing diversity, following discussion at the Investment Committee meeting on 16 May 2019.

At this point Debby Ounsted joined the meeting. Following introductions, Debby Ounsted introduced herself to the Board and gave Members an overview of her background and her current roles.

The CGO then drew Members' attention to the Stepping Stones update, and proposed that the strategic meeting in July be used to discuss the Board's future strategy. The Chairman added that this was a good opportunity to build on the discussions at the February meeting about how the Board would approach returns, types of finance and its geographical spread. The Chairman added that he wanted the Board to look at more catalytic investments.

A Member added that the wider review of Bridge House Estates was ongoing and it was likely the Board would need to revisit their strategy after its conclusion. The Board noted that further information could be expected following action from the Privy Council in November, but regular updates on the wider review would continue to be presented at Committee meetings.

RESOLVED – That Debby Ounsted be co-opted to the Social Investment Board on a three-year term.

8. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**

There were no questions.

9. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
The Chairman welcomed the new Members and the new constitution of the Board, and reiterated that he hoped the Board could move towards playing a more active role in investments made.

10. **EXCLUSION OF THE PUBLIC**
RESOLVED – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act.

Item No.	Exempt Paragraphs
11 - 18	3
19 - 20	-

11. **NON-PUBLIC MINUTES**
RESOLVED – That the non-public minutes of the meeting held on 7 February 2019 be agreed as a correct record.

12. **SUPPORT FOR ESG INVESTMENT AND SOCIAL IMPACT THROUGH AN IMPACT INVESTING INSTITUTE**
The Board received a report of the Director of Economic Development and the CGO.

13. **INVESTMENT REVIEW: MICRO RAINBOW C.I.C**
The Board considered a report of the Chamberlain and the CGO.

14. **INVESTMENT REVIEW: TOGETHER SOCIAL BUSINESS GROUP HOLDINGS CIC**
The Board considered a report of the Chamberlain and the CGO.

15. **VARIATION REQUEST - AFFORDABLE HOMES RENTAL FUND**
The Board considered a report of the CGO.

16. **ETHICAL RENTAL SECTOR**
The Board considered a report of the CGO.

17. **PORTFOLIO UPDATE**
The Board considered a report of the CGO.

18. **REPORT OF ACTION TAKEN BETWEEN MEETINGS**
The Board received a report of the Town Clerk.

19. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE BOARD**
There were no questions.

20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE BOARD AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There was one item of other business.

The meeting closed at 1.00 pm

Chairman

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Committee	Dated:
Social Investment Board	06/11/2019
Subject: Progress Report	Public
Report of: Chief Grants Officer and Director of City Bridge Trust (CGO)	For Information

Summary

This month's report introduces speakers from Social and Sustainable Capital who will provide an update on work delivered by the housing fund you have recently supported. The report also provides short updates on the Bridge House Estates governance review, City Bridge Invest, the UN Sustainable Development Goals and Greenwich Leisure Limited's approach to social impact measurement.

Recommendations:

Members are asked to:

- Note the report.

Main Report

Today's Speakers

1. Your February 2019 meeting approved an investment of £1m in the Social and Sustainable Capital Housing Fund (now known as *SASH*). Members will recall this scheme offers finance to social-purpose organisations who wish to purchase residential properties for service delivery with their client groups. It was expected that the scheme would be particularly attractive to those working in support of young care leavers, asylum seekers, domestic violence victims, adults with addiction and ex-offenders, especially if the alternative was property rental from private landlords. Investors receive income from net rental receipts with capital repaid at term (13 years) through property sales (either to the social-purpose organisations at discount or on the open market). Social and Sustainable Capital was seeking to raise £100m by the end of 2019. Your investment was conditional on *SASH* raising at least £25m, which it has achieved. *SASH* launched in May 2019 with £26.5m
2. Since launch, *SASH* has committed £15.4m to five investees and has drawn down £130,639 of the City's investment. *SASH*'s pipeline indicates that *SASH* is confident it will have committed all first close investments by the start of 2020 and so it is seeking to raise additional funds, which may include a request for the City to increase its investment.

3. Ben Rick, MD and founder of Social and Sustainable Capital (SASC), and Gilly Orr, Fund Development Director, will give an update on SASH's work over the last few months as well as future plans.

Bridge House Estates Strategic Governance Review

4. The work on the Bridge House Estates (BHE) Strategic Governance Review continues to progress, with a view to ensuring that BHE is effectively administered to best fulfil its objects. To note in particular, in September 2019, BHE procured the services of Crowe U.K LLP to develop an overarching investment strategy for the charity to encompass the investment of its permanent endowment fund and unrestricted income fund. The strategy will encompass property, financial and social investments.
5. On 24 October, your Chairman and Deputy Chairman met with Crowe, alongside the Chairman and Deputy Chairman of Investment Committee, Property Investment Board and Financial Investment Board, to discuss and input into the draft strategy. Further engagement with Members will take place over the next three months through a variety of forms, including a dedicated Member briefing session where the draft strategy will be presented for comment and feedback. It is the intention that the final strategy will be presented to committees from February 2020 onwards, with a view to launch in April 2020.
6. Other workstreams that are part of the review, including proposed governance changes, continued to be progressed with the relevant internal and external parties with a view to completion by summer 2020. A detailed progress report will be presented to Members in the non-public agendas of the Finance, Planning and Transportation, Policy and Resources and City Bridge Trust committees in December 2019 and January 2020. Any changes or workstreams that impact the Social Investment Board will be reported at future meetings.

City Bridge Invest

7. Your July 2019 away half-day focused on the social investment fund's future strategy. Members were broadly supportive of the proposed direction of travel (provisionally titled *City Bridge Invest*), and officers have commissioned a leading social investment specialist (Finance for Sustainability) to undertake some market testing. This will provide independent feedback on market appetite for what City Bridge Invest might deliver, and how well this fits with the work of other key social investment market actors such as Access, Social Finance, UnLtd and Big Society Capital. A summary report is expected imminently and officers can provide a verbal update at your meeting.

UN Sustainable Development Goals

8. Your July 2019 away half-day also included discussion whether the UN Sustainable Development Goals (UN SDGs) would be useful to frame the Fund's future investment strategy. One possible direction for your social investment fund is to align the social themes with City Bridge Trust's grant making strategy, Bridging Divides.

9. There are some clear synergies between the UN SDGs covered by the current COLCSIF portfolio and those in the 'Bridging Divides' strategy. Each of the 17 UN SDGs has a broad remit, and many indicators are more suitable for activity in the Global South than work in a world economic centre like London. However, given Bridging Divides' focus on disadvantage and inequality, the five UN SDGs which appear to be closest fit are:
 - a. Reducing Inequalities
 - b. Good Health and Well-being
 - c. Sustainable Cities and communities
 - d. Quality education
 - e. Decent work and economic growth
10. Officers will report further on work to develop City Bridge Invest and its possible relationship with the UN SDGs at your February meeting.

Greenwich Leisure Limited

11. In February 2019 Members approved an investment of £0.5m in Greenwich Leisure Limited to continue its work to provide affordable health and fitness centres in London and the wider UK. Members sought further detail on how the organisation measured and reported social impact.
12. GLL's overall aim is stated as "improving the health and happiness of local people". It typically includes notices about its work with communities in its centres, along with details of its carbon footprint and its efforts to ensure employees have both voice in the running of the organisation as well as opportunities for career progression.
13. GLL publishes an annual report of its work against the following objectives:
 - work with volunteers, clubs, national governing bodies, health and social service organisations to provide improved lifestyles, health and education for local communities;
 - deliver across the environmental and sustainability agenda;
 - promote values that social enterprise can bring;
 - promote the Olympic and Paralympic Games legacy agendas and ideals and to maximise the associated benefits;
 - acknowledge and reward young individuals with sporting talent through the GLL Sport Foundation programme and associated partner schemes; and,
 - to reinvest all surpluses into delivering social aims.
14. Alongside this GLL also has a Sports Foundation, which is the largest independent athlete support programme in the UK. The Foundation offers £360,000 direct cash to Olympic, Paralympic, Commonwealth, Deaflympic and Special Olympic athletes per annum in local authority and public sector areas that GLL operates.
15. It also operates a Community Foundation to support projects which encourage local people to be active, learn and play together, with grants of up to £5,000. In London

examples of funded projects are a tea dance club in Tower Hamlets for elderly people and free sports activities during school holidays for 'at-risk' teenagers.

David Farnsworth

Chief Grants Officer, City Bridge Trust

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