

CITY BRIDGE TRUST – Delegated Authority (Requests up to £250k)

ASSESSMENT CATEGORY: Bridging Divides - Connecting the Capital\Capacity building support

Ethical Property Foundation

Ref: 16011

Amount requested: £250,000

Adv: Kate Moralee

Base: Islington

Benefit: London-wide

Amount recommended: £150,000

Purpose of grant request: Reducing inequality within London's communities through expert, accessible property advice, education & research, building knowledge, resilience and capacity within local voluntary organisations.

The Applicant

The Ethical Property Foundation (EPF), a charity, was set up in 2004 in response to the voluntary and community sector's need for advice and information on property related matters and has been continuously supported by the Trust since 2009 due to its unique and strategic role. It delivers free telephone and face to face advice, affordable consultancy, workshops and has a suite of online resources.

Background and detail of proposal

This application is for EPF to continue to provide a property advice service to benefit London voluntary and community organisations (VCS). The current three-year grant concludes in September 2020; a further five-year grant has been sought, however following discussion amongst the CBT funding team it was considered appropriate to recommend a three-year grant whilst supporting EPF to diversify income sources.

This application is being considered under the Connecting the Capital strand with the continuation of this work being of strategic importance to London. Continuing support for organisations such as EPF, which provide vital infrastructure services to the sector, helps to add value to your other grant-making by ensuring that organisations have recourse to good quality, professional, advice and training. There is both a continuing and increasing need within London's VCS for access to good quality support on all aspects of property management.

Covid 19 has presented challenges for EPF with The Charity Property Matters Survey being a Covid19 casualty, as additional charity capacity has been limited whilst responding to the Covid crisis. EPF transferred all its training to webinars, delivering complex property knowledge in a different way. It has developed a suite of resources accessible online including "Planning your way back to the office post lockdown". Covid has changed the nature of enquiries to EPF with water damage, vermin infestation and landlord negotiations comprising the main enquiries during lockdown, with evictions for non-payment of rent comprising the bulk of queries recently. EPF has been able to respond to this change in nature of demand by increasing the number and knowledge of associates. Potential evictions are identified as a huge area of concern for charities contacting EPF presently.

EPF has introduced new Affordable Consultancy services including the Back2work Risk assessment helping CEOs chart a way back to work, most used by charities in

the social care sector, and the Energy Performance Maximiser , which enables charities to reduce their carbon footprint, save money and earn an enhanced Energy Performance Certificate from a Level 4 assessor, both a response to the current environment.

Financial Information

EPF has demonstrated stable income levels however income from commercial sponsorship and consultancy has been and will remain challenged by Covid 19. EPF has secured funding from Tudor Trust and Garfield Weston Foundation to deliver property advice outside of London; it is promoting its affordable consultancy services and has partnered with Lloyds Bank Foundation to deliver capacity building support eg energy performance maximiser; and is in negotiation with John Lyons Charity as part of its new funder plus programme. EPF continues to explore new sources of income, yet this remains challenging, particularly in the current climate.

The free unrestricted reserves for years 2020 and 2021 are estimated, with the Charities Finance Team advising adding the full surplus(deficit) predicted to reserves reported in the signed 2019 accounts.

Year end as at 30/09	2019	2020	2021
	Signed Accounts	Forecast	Budget
	£	£	£
Income & expenditure:			
Income	177,195	178,435	186,185
- % of Income confirmed as at 10/08/2020	N/A	0	0%
Expenditure	(174,427)	(184,526)	(186,185)
Total surplus/(deficit)	2,768	(6,091)	0
Split between:			
- Restricted surplus/(deficit)	9,160		
- Unrestricted surplus/(deficit)	(6,392)		
	2,768	(6,091)	0
Total Expenditure	174,427	184,526	186,185
Free unrestricted reserves:			
Free reserves held at year end	51,592	45,501	45,501
No of months of operating expenditure	3.5	3.0	2.9
Reserves policy target	40,000	40,000	40,000
No of months of operating expenditure	2.8	2.6	2.6
Free reserves over/(under) target	11,592	5,501	5,501

Funding History

ID	Type/Status	Meeting Date	Decision
16270	COVID19 Small Charity Emergency Support Funding	13/05/2020	A one-off, unrestricted grant of £12,500, equivalent to one regular quarterly payment for the organisation's current grant.
14118	Investing in Londoners Active Grant	20/09/2017	£150,000 (£60,000; £50,000; £40,000) over three years as below
12231	Investing in Londoners Archived	25/09/2014	£147,500 over three years (£49,700; £49,300; £48,500) as below
10527	Working with Londoners Archived	17/02/2011	£110,000 over three years (£35,000; £37,000; £38,000) towards the salary and associated running costs of the London Property Advice Service.

Recommendation

£150,000 over three years (3 x £50,000) towards staff, associate and running costs to continue to provide a property advice service to benefit London's voluntary and community organisations.

Approved.....

Chief Grants Officer /
Deputy CGO

Date.....

Approved.....

Chair

Date.....

Approved.....

Deputy Chair

Date.....