

# CROMWOOD GROUP

---

## IMPACT REPORT 2018

Abdus Saleh

HEAD OF INVESTMENT AND DEVELOPMENT

CROMWOOD GROUP | 1A HOLMDALE TERRACE LONDON N15 6PP

## **CROMWOOD - OUR IMPACT REPORT 2018**

2018, Cromwood's social impact numbers:

<b>486</b>	<b>Properties provided for the purpose of Social and Affordable Housing</b>
<b>1,162</b>	<b>Bed Spaces created</b>
<b>236</b>	<b>Vulnerable Families housed</b>
<b>312</b>	<b>Children and Young People safeguarded through housing intervention</b>
<b>96</b>	<b>Rough Sleepers provided with safe and secure accommodation</b>
<b>32</b>	<b>People with Disability housed</b>
<b>746</b>	<b>Asylum Seekers housed</b>

Since inception in 2002 Cromwood have provided properties for the purpose of social and affordable housing. The cumulative social impact figures since Cromwood's inception are as follows:

<b>19,786</b>	<b>Bed Spaces created</b>
<b>4,662</b>	<b>Vulnerable Families housed</b>
<b>7,426</b>	<b>Children and Young People safeguarded through housing intervention</b>
<b>264</b>	<b>Rough Sleepers provided with safe and secure accommodation</b>
<b>273</b>	<b>People with Disability housed</b>
<b>12,986</b>	<b>Asylum Seekers housed</b>

Cromwood continues to drive forward in its pursuit to help eradicate homelessness through its core activity of procuring properties for the use of social and affordable housing. It is a crying shame that towards the end of 2018 the number of people who are homeless in the UK had risen to 320,000 and London was the largest contributor to this new figure as it had 170,000 who were homeless (according to new report published by the charity Shelter).

Cromwood has always based its corporate decisions on its underlying principle to serve community through housing and for 17 years it has done just that. In the most recent years Cromwood has concentrated on helping local authorities and the Home Office to house people in need by providing properties for the use of social housing. Cromwood continues to work with social landlords and socially inclined private investors to procure properties.

By procuring properties for social and affordable housing, Cromwood enables local authorities and the Home Office to save millions of pounds by not having to use hotels, B&Bs, hostels etc.

This year's report concentrates on the key social indicators listed below:

<b>Affordable Housing</b>	Includes all type of accommodation for people who are homeless and or on housing waiting lists.
<b>Creating Bed Spaces</b>	This refers to the creation of bed spaces from new build, refurbishment and or conversion of properties.
<b>Housing Vulnerable Families</b>	Includes families with children under 18 years of age including families with disabled children and pregnant women.
<b>Safeguarding Young People</b>	This refers to young people on their own, leaving care, run away from home, a young offender etc.
<b>Rough Sleepers</b>	People who are homeless, sleeping on streets, friends' sofas etc.
<b>People with Disability</b>	Adults with disability, often with no form of support including no family
<b>Asylum Seekers</b>	Seeking refuge in UK, fleeing war-torn countries, political and military coup etc.

## Affordable Housing

---

Lack of access to decent and affordable housing has many different impacts on vulnerable families including children and young people. This includes financial, environmental, social, physiological and psychological impact.

According to Shelter UK the following must be addressed if life chances of vulnerable families, children and young people are to improve:

- the acute shortage of social rented housing
- overcrowding
- housing affordability
- funding for tenancy sustainment and housing advice services
- benefit cuts that threaten housing affordability.

Most analysts estimate that the UK needs to produce at least 270,000 properties each year, however on average the UK is producing around 170,000 properties. This shortfall coupled with the fact that not all new homes built go to social and affordable housing means this is an ongoing struggle costing million to the public purse.

According to research conducted by Inside Housing, English councils have spent £937m on temporary accommodation past year.

They estimate this to go up to £1bn this year if the cost of temporary accommodation trend continues.

A large chunk of the figure quoted by Inside Housing represents the cost of temporary accommodation for the London councils.

Cromwood is working closely with local authorities to provide much needed properties for the use of social and affordable housing.

---

## Affordable Housing

## Creating Bed Spaces

---

Amongst the various issues with housing families in temporary accommodation, one of the most common issue is overcrowding. General rules around bedroom space are:

- one bedroom for a couple who are married, in a civil partnership or cohabiting
- one bedroom for any other person aged 16 or over
- one bedroom for any two children of the same sex aged at least 10 and under 16
- one bedroom for any two children regardless of sex aged less than 10

Local authorities are in constant need of 2 and 3 bed properties to serve the needs of homeless families including children and young people. According to local authorities generally:

- One 2 bed property will create 4 bed spaces
- One 3 bed property will create 5 bed spaces

Cromwood endeavour to procure a selection of properties from engaging with social landlords in order to help local authorities maximise bed spaces.

When developing or purchasing properties, Cromwood liaise with local authorities in order to provide properties, and therefore bed spaces, bespoke to individual local authority needs.

---

## Creating Bed Spaces

## Housing Vulnerable Families

---

The government is always trying to safeguard Families with children under the age of 18 living in temporary accommodation as it recognises that children are amongst the group that are exposed to highest risk when living in temporary accommodation.

- More than one million children live in overcrowded housing
- More than 70,000 homeless children in England are living in temporary accommodation
- 3.6 million children in the United Kingdom live in poverty after their housing costs have been paid

One of the key problems, due to lack of available properties, is **out-of-borough placements** by Councils. Some of the key issues when housing vulnerable families and individuals include:

- Trying to house vulnerable families within their borough of choice
- Trying to provide secure and permanent accommodation
- Trying to avoid properties that are over-crowded
- Avoiding children having to constantly change schools
- Avoiding change of GPs and other healthcare professional and support providers

Whenever possible Cromwood try to procure, develop or purchase properties in areas of need according to the designated local authority thus ensuring or trying to reduce out-of-borough placements and all the disruption it causes families in temporary or other non-secure accommodation.

---

## Housing Vulnerable Families

## Safeguarding Children & Young People

---

Bad housing or access to good housing has massive impact on children and young people's lives and wellbeing including (according to Shelter UK):

- **Health:** children living in cramped accommodation experience disturbed sleep, poor diet, higher rates of accidents and infectious disease
- **Education:** children from homeless households are more likely to suffer from bullying, unhappiness and stigmatisation
- **Emotional well-being:** about half of the families taking part in one study conducted by Shelter said their children were frightened, insecure, or worried about the future as a result of their homelessness
- **Life chances:** The health and educational impact of poor housing may affect children's future job prospects and financial well-being.

The cause of homelessness can be triggered by unemployment, housing shortage, family problems etc. These affect young people greatly, however some young people become homeless due to the risk of:

- Leaving care
- Running away from home
- Being a young offender
- Belonging to black and minority ethnic (BME) groups
- Being an asylum seeker

One of the core objectives for Cromwood is to provide properties to local authorities that can house families and therefore Cromwood concentrate on procuring mainly family sized properties.

Again, where possible Cromwood try to ensure these properties are available to local authorities for a good length of time to avoid families living in them having to move to another accommodation.

---

## Safeguarding Children & Young People

### People with Disability

---

Homelessness is a problem generally, but this problem becomes harder when you are disabled or have a family member that is disabled.

The task of finding the correct property for a family or individual is hard when property selection is limited in temporary accommodation, couple that with having to find appropriate accommodation to facilitate someone's disability is almost impossible.

There is a growing need for accommodation to house people and families with disabled members in the Greater Manchester area and London including the facilitation of aids and adaptation.

This is an area where developing or purchasing specific properties with aids and adaptation to help people with disabilities is key. Cromwood are working with local authorities as well as socially aligned investors to increase the provision of these types of properties.

---

### People with Disability

## **Rough Sleepers**

---

According to Government statistics released in 2018, there is an estimated 4,751 people sleeping rough on any one night in England. London accounted for 24% whilst Greater Manchester accounted for 11% of this total. It further went on to breakdown this figure of 4,751:

- 653 (14%) were women
- 760 (16%) were EU nationals from outside the UK
- 193 (4%) were from outside the EU
- Nationality of 402 people (8%) was not known – it suggests that some people may not wish to disclose their non-UK nationality
- 366 (8%) were 18 - 25 years old
- 3 persons, or less than 0.1% of the England total, were under 18 years old

Rough Sleepers are seeking basic accommodation that is safe and secure. Rough Sleepers includes people sleeping on the streets, 'sofa surfers' as well as people with no recourse to public funds and run out of options.

Rough Sleepers face many challenges and dangers including violent attacks and abuse, rape, illness from the cold and substance misuse to name a few.

Cromwood continue to provide accommodation to local authorities who in turn work directly or indirectly with other support services to provide accommodation to rough sleepers.

---

## **Rough Sleepers**

## **Asylum Seekers**

---

According to Government statistics, in 2018 the Homes Office concluded the successful outcome of 14,166 asylum seekers from a total number 26,547 applications. A breakdown is provided below:

- Grant Asylum (6,865)
- Provide alternative forms of protection (1,541)
- Provide protection under a resettlement scheme (5,760)

A vast majority of the applications, 42%, related to children under the age of 18 years.

Asylum seekers can be from any part of the world and can be seeking asylum for a host of reasons. Generally, and not specifically, these can include:

- Torture survivors
- Individuals suffering PTSD
- Pregnant Women
- Mothers with small children

Cromwood, through their various sub-contractor relationships, in the past and present, have been responsible for housing asylum seekers that the Home Office needs to accommodate for a long time.

---

## **Asylum Seekers**