



CROMWOOD GROUP Social Impact Report 2019

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CROMWOOD GROUP Social Impact 2019

Introduction

What is social impact? Over the years the definition of social impact has taken many forms, which has given many understanding to what social impact is and or is trying to achieve.

It seems almost all the definition take a similar structure, that is to say they all seem to agree that social impact is the result created (and its effects) on a group of people or community, which has been directly generated from the Actions or Activity of a Programme, Project or Policy.

- Action, Activity, Programme, Project or Policy
- Result
- Effects on People & Community
- Social Impact



For our 2019 Social Impact Report, we have used this basic and broad structure to define the social impact we have created and are creating on a long-term basis.

These four categories will allow us to provide a more detailed insight into the Cromwood Group beyond the provision of social impact figures. We hope to provide an overview of the Group, from its strategic vision to its day-to-day activities.

OUR Impact Indicators

The provision of our social impact indicators will remain the same as last year to ensure a continuity of both the data captured and the data definition. More importantly, this continuity enables data comparison and statistical analysis.

The social impact indicators are:



VULNERABLE PEOPLE



CHILDREN AND YOUNG PEOPLE



ROUGH SLEEPERS



PEOPLE WITH DISABILITY



ASYLUM SEEKERS

Definition and Current Status



VULNERABLE PEOPLE

Vulnerability in social housing generally relates to establishing whether or not a person has priority need for housing compared to a hypothetical ordinary person. In order to establish this local authorities and housing providers test the person against the following criterion:

- Are they significantly more vulnerable than an ordinary person seeking accommodation?
- And**
- Are they likely to suffer more harm in the same situation?

According to Housing Act 1996, a person has priority need (for housing) if their vulnerability results from any one or more of the following:

- old age
- mental illness or learning disability
- physical disability
- pregnant women
- person with dependent children
- 16 to 17 years old and care leavers under the age of 21
- having been in care and aged over 21
- having been in the armed forces
- having been in custody
- fleeing violence or threats of violence
- some other special reason.

Our report will measure the different groups of people we have housed that can be classed as vulnerable based on the above definitions.



CHILDREN AND YOUNG PEOPLE

In this category we are referring to the following categories of children and young people, that we have been able to house, through our various actions and activities:

- Children & Young People towards whom the council has a statutory duty to provide accommodation
- Children & Young People in care or living with foster parents
- Children & Young People aged 16 to 17 years of age
- Care leavers under the age of 21 years old

We work in partnership with local authorities and deliver our property services with a focus on legislation such as the Care Act 2014, Children's Act 1989 and the Children and Families Act 2014.

We do not collect detailed data on children and young people living in our properties and therefore cannot provide statistical analysis. However, in line with a report from the Department of Education in 2019, we can say that there is a direct correlation between where children and young people live and their wellbeing.



ROUGH SLEEPERS

Rough sleeping is defined by the government as “People sleeping about to bed down or actually bedded down in the open air” plus “People in buildings or other places not designed for habitation”.

According to a government data collection for Autumn 2019, there were an estimated 4,266 people sleeping rough on a single night. According to the same data collection, there were 1,136 people sleeping rough in London on a single night.

Majority of people sleeping rough were:

- From the UK (2,735)
- Male (3,534)
- Over the age of 26 years (3,542)
- 614 identified themselves as Female
- 6 were aged under 18 years of age
- 201 were between 18 – 25 years of age

Our report will measure the number of people we have provided accommodation for that were sleeping rough.



PEOPLE WITH DISABILITY

A person is identified as “disabled” if they have a physical or mental health condition or illness that has lasted or is expected to last 12 months or more and that it reduces their ability to carry-out day-to-day activities. This is according to Government Statistical Service (GSS).

Similarly, according to GSS definition, a person is identified to have an “impairment” if they have any physical or mental health conditions or illnesses which is lasting or expected to last 12 months or more.

According to an in-depth study by the Office for National Statistics:

- Disabled people were less likely to own their own homes compared to non-disabled people
- Nearly a quarter of disabled people rented social housing
- Young disabled people (ages 16 to 24 years) were less likely to live with their parents
- Disabled people aged 16 to 64 years, with severe or specific learning difficulties were the least likely to own their own home

We will capture the number of people we have housed that have classed themselves or a family member as ‘disabled’ based on these definitions.



ASYLUM SEEKERS

A person must have left their country and is unable to go back due to fear of persecution, in order to apply for asylum in the UK as a refugee. According to UK government figures for year ending **June 2019**:

- A total of **32,693 asylum applications** were received, of which
- **10,555** grants of asylum
Up 61% with notable increase in grants to Iranian, Sudanese, Afghan, Turkish and Eritrean nationals.
- **1,126** grants of humanitarian protection
Up 31% with Libyan nationals accounting for more than half the total.
- **1,147** grants of alternative forms of leave following an application for asylum
Down 3%
- **5,691** provided protection under resettlement schemes
No notable change

We will be measuring the number of individuals or families we house that have been classed as asylum seekers by the Home Office.

OUR Action, Activity



Our Action

Making properties available for the use by local authorities and or the Home Office to house and accommodate people who are homeless or about to become homeless, sleeping rough, and or seeking asylum.

We ultimately aim to reduce the vulnerability of individuals and families due to the lack of a permanent place they can call home.

Our Activity

Property Procurement

We actively work with landlords (existing and new) to procure properties that we can place with local authorities or the Home Office

Working with Councils

We work in conjunction with Local Authorities to understand their property needs, nomination policy so that we can allocate bespoke properties

Management & Maintenance

Our highly trained Housing Officers manage all aspects of property management, maintenance and inspection whilst ensuring liaison with tenants

Social Investors & Societal Impact

We create joint ventures with social investors & funds to deliver societal impact through innovative housing solutions

Property Acquisition

We constantly look to acquire properties and sites that can help in our aims to increase the availability of properties for social housing

Empty Property Resurrection

We have been helping owners and inheritors of empty properties resurrect their property, for the use of social housing, through our empty property fund

OUR Programme, Project and Policy



Our Programmes and Projects

A Bed Every Night (**ABEN**) is a dedicated programme, within the Greater Manchester area, aimed at ensuring people sleeping rough have a bed to sleep on every night. Originally introduced by Greater Manchester Mayor Andy Burnham, Cromwood has been part of this imaginative scheme from day one.

Social Impact Bond (**SIB**), in the London Borough of Bexley, delivering a service that will help single homeless individuals access more stable accommodation and enable them to sustain long term tenancy through meaningful intervention around their wellbeing, financial standing, training and employment.

Full Repairing and Insuring Lease (**FRIL**) is a programme under which we will provide local authorities with a set number of properties:

- over a defined term
- at a defined price
- and provide defined services

Empty Property Resurrection Fund (**EPRF**) was introduced to help owners/inheritors of empty properties to bring back into use an empty property through a holistic set of expertise that includes financial, legal and architectural services.

The EPRF was created to allow local authorities to offer a practical solution, along with other options, to empty property owners or inheritors to bring the property back into use.

We actively explore joint venture (**JV**) opportunities to ultimately produce properties that can be made available for social housing. The JV opportunities often involve social investors, social banks and or social funds who are looking to enable an organisation to deliver housing related projects that create societal impact they are measuring and responsible for.

Our Policy

Cromwood's core business is to procure properties from social landlords and make them available for use by local authorities or the Home Office to accommodate people who are homeless or seeking asylum. This can be short term (i.e. nightly accommodation) or longer term (i.e. temporary accommodation).



The table below shows the results of 2019 and we have placed 2018's results alongside it for comparison purposes.

2018	2019	Our Results
1,162	1,280	Bed Spaces
236	265	Vulnerable People
312	283	Children and Young People
96	130	Rough Sleepers
32	38	People with Disability
746	773	Asylum Seekers

The most **notable changes** have been:

Decrease in the number of children and young people we have housed. The percentage decrease is around 10% and represents 29 children and young people. A key factor has been local authorities' focus and improvement in delivering their statutory duty towards young people over the age of 21.

Although national statistics indicate a decrease in homelessness and rough sleeping, what we have found is that there is a constant demand, from local authorities and the Home Office, for properties, to house people who present themselves as:

- Homeless
- Sleeping Rough
- Refugee

In the 2020 Budget, UK government pledged £643m to tackle rough sleeping. The breakdown of this pledge is as follows:

- £237m for the provision of new accommodation
- £262m for substance misuse recovery services
- £144m for general support services

The government hopes the funding will help an estimated 10,000 people a year suffering from substance misuse and provide accommodation and services for up to 6,000 rough sleepers.

OUR Effects on People & Community



What is social impact?

In words, it means the following for us:

“Being able to provide a place someone can call **Home**, where they can **Rest**, receive **Support** and **Plan for the Future**”

By providing someone who is homeless, sleeping rough or constantly moving in and out of temporary accommodation with a property for long term, our Action and Activities will have the following effect on them and the community (around them):

Property Impact:	Effect on Them:	Effect on Community:
call Home	Confirmation of existence, Validity, Inclusion (social & financial)	Someone not homeless or sleeping rough or begging on the street
Rest	Take stock of their life and make informed decisions	Chance to build support networks, re-connect with family, friends etc
receive Support	Help, Support, Treatment, Training – Leading to wellbeing & independence	Community expertise can influence and shape future by intervention
plan for Future	Start their journey to self sufficiency	Able to contribute to community e.g. working & paying tax etc..



OUR Social Impact

What is our social impact?

In numbers, it means the following:

2018 2019 Our Impact

19,786	21,066	Bed Spaces
4,662	4,927	Vulnerable Families
7,426	7,709	Children and Young People
264	394	Rough Sleepers
273	311	People with Disability
12,986	13,759	Asylum Seekers

Cumulative (including 2019 figures) Since inception.

We continue to deliver social housing, enable local authorities to do more through the provision of properties and reduce the insecurities of some of society's most vulnerable individuals and families by giving them a place they can call 'home'. But we can do more. Much more.

The impact we make as Cromwood is growing, year on year, however we can do more with a little help from social investors.