



**LOANS TO DEVELOP**

**LIFE-CHANGING HOMES**

FLEXIBLE  
FINANCE FOR  
REGISTERED  
PROVIDERS

**2021**  
charitytimes Awards  
Recognising leadership and professionalism  
**Winner**  
Charities' Bank of the Year

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# LOANS FOR SOCIAL HOUSING PROJECTS

**Cost-effective secured loans, designed for Registered Social Landlords**

At CAF Bank, our secured loans are designed for UK-based housing associations, charities and social purpose enterprises that have been running for at least three years.

## Here's how we are different

- Repayment terms up to 25 years
- Dedicated support by a Relationship Director
- From the UK's top-rated bank for sector knowledge\*

Owned by UK charity the Charities Aid Foundation, CAF Bank is dedicated to supporting organisations with a social purpose. Borrowing from us doesn't just mean choosing a bank that shares your values and measures of success, it means teaming up with a lending partner which exists to help strengthen the resilience of the charity sector.

We'll help you get your project off the ground, so you can deliver life-changing homes for the people who turn to you.

If you are planning a new development, to renovate existing stock, invest in decarbonisation or refinance your existing borrowing, we would love to hear your plans.

Talk to our charity loan experts, by calling **03000 123 444** or visit [cafonline.org/socialhousing](https://cafonline.org/socialhousing)

Telephone calls may be monitored or recorded for security/training purposes.

Lines are open Monday to Friday 9am – 5pm (excluding English bank holidays).

\* Source: Charity Finance magazine - Charity Banking Survey (May 2021)

# A LENDING PARTNER TO DEVELOP AFFORDABLE HOMES

With our financial support, social housing providers are helping more people find an affordable home

From Aberdeen to Truro, and from Merthyr Tydfil to Southend-on-Sea, we’re helping social housing providers to meet the acute need for high-quality, affordable and accessible homes across the British Isles.

Among the housing providers we work with are Almshouse charities, Community Land Trusts, Registered Providers and YMCAs.

OUR LOAN FINANCE HAS HELPED TO DELIVER:

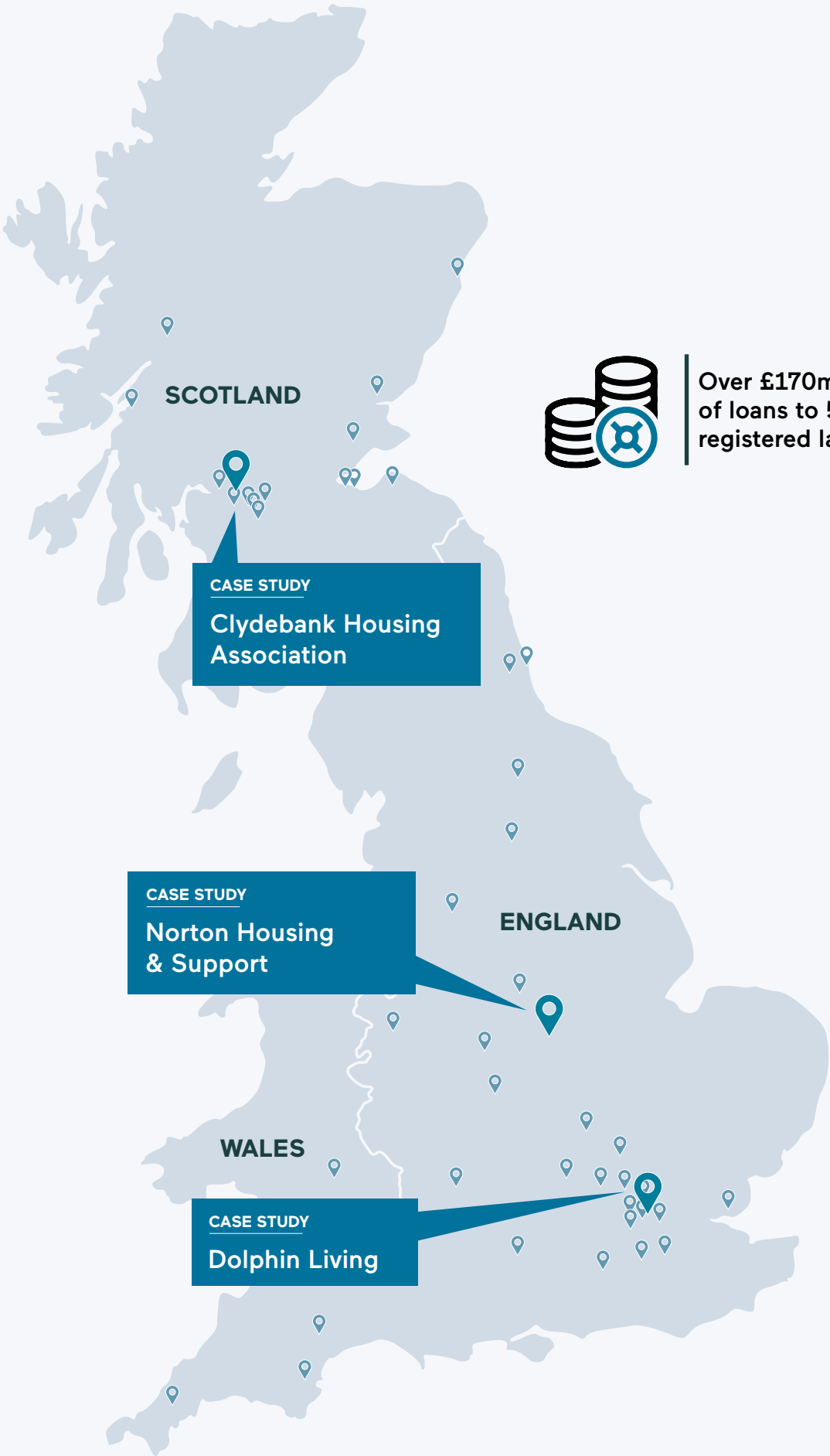
1,858

New homes built\*

192

Homes refurbished\*

\* Lending client and project data correct as at 31 July 2024.



Over £170m  
of loans to 59  
registered landlords



## Local regeneration to deliver affordable homes

### THE CAUSE

Clydebank Housing Association was established by local residents in 1985, to modernise run-down tenements in the town centre. Its development programme has since provided well over 1,000 high-quality, affordable homes for rent or shared ownership in Clydebank.

### OUR SUPPORT

In 2016, the social housing provider approached us to support the regeneration of the derelict site of a former cinema. The La Scala Apartments development was completed two years later, providing 44 one-bedroom and two-bedroom flats at affordable rent, including four wheelchair-adapted homes. The project was supported by £3.1m in grant funding from the Scottish Government and a £2m loan from CAF Bank.

For its next project, the Association has worked with Cube Housing Association and West Dunbartonshire Council on the development of 146 affordable homes at Queens Quay in Clydebank. CAF Bank has provided Clydebank Housing Association with a £2.1m loan to help fund its acquisition of 37 flats for social rent, which completed in 2022.

A third loan of £2.5m from CAF Bank has enabled the development of 24 new flats for social rent on a former church site and 18 flats located on a former bowling green which has provided much needed housing and has helped secure the long-term future of Clydebank Bowling Club.

### THE IMPACT

The affordable housing development at Queens Quay is part of a £250m regeneration project to transform a former shipyard into a vibrant waterside community, combining new housing, retail and leisure facilities, offices and a state-of-the-art health centre – serviced by a water sourced, district heating system.

#### WHAT

Development of new homes for social rent

#### WHY

To meet the local need for affordable and accessible homes

#### HOW

Loan finance support



"The application process was seamless, our values are aligned and we thank everyone at CAF Bank for helping us achieve our development goals."

**LYNETTE LEES**  
Clydebank Housing  
Association

# Homes to help people live independently

## THE CAUSE

Norton Housing & Support provides supported accommodation for adults with mental health needs or learning disabilities. Located in the Leicester area, its schemes provide high-quality homes, with a warm and friendly atmosphere, designed to enhance residents' lives.

## OUR SUPPORT

Following requests by residents of its supported living schemes, the charity set up a pilot project offering high-quality, one bedroom flats. Designed for use as move-on accommodation, the project's aim was to help residents exercise daily-living skills and build self-confidence, while having access to a supportive social network.

The pilot's success encouraged Norton Housing & Support to meet the demand for independent flats, by rolling out the scheme to other locations. With a loan facility from CAF Bank, the charity acquired and refurbished two buildings to provide ten one-person flats.

A further CAF Bank loan enabled the charity to purchase and refurbish another property to provide group living accommodation with en-suite facilities, for seven people.

## THE IMPACT

Sue Cowling, Chief Executive of Norton Housing & Support, said: "The pilot turned out to be tremendously successful and enabled people who had developed the necessary daily-living skills, to take a big step forward and move to their own tenancy, but with support available should it be needed. CAF Bank's support helped us to replicate the scheme elsewhere."

What's more, owning property assets rather than renting them, has helped Norton Housing & Support to strengthen its balance sheet and to build future resilience.

### WHAT

Property conversion and refurbishment projects

### WHY

To help people with mental health needs or learning disabilities to live more independently, with support at hand

### HOW

Loan finance support



"The pilot was tremendously successful, enabling people who had developed daily living skills to move to their own tenancy, with support on hand if needed."

**SUE COWLING**  
Norton Housing  
& Support

# Affordable homes for people in need

## THE CAUSE

Dolphin Living is a not-for-profit housing association and delivery arm of the Dolphin Square Charitable Foundation. Their shared charitable goal is to support Londoners on modest incomes who are unable to afford to live near their workplace.

As well as providing homes at below market rent levels, Dolphin Living offers homes at social and affordable rents to those who are homeless or at risk of becoming homeless.

## OUR SUPPORT

By investing in a portfolio of projects, this Registered Provider aims to generate a sufficient financial surplus to enable the continued development of affordable housing in central London.

Dolphin Living approached CAF Bank for a £5 million secured loan, to help grow its property portfolio and provide 20 homes at sub-market rents.

As you would expect, the organisation benchmarked CAF Bank's proposal against those of other lenders, to ensure our loan rates, fees and terms were competitive. Just as important to Dolphin Living was to team up with a lending partner who understood their goals and business model, and shared similar values to their own.

With CAF Bank's focus on supporting organisations with a social purpose, Dolphin Living felt that we were a natural fit.

## THE IMPACT

This development is now providing homes for vulnerable people who are either homeless, have learning difficulties or who are unemployed and are being supported to start their own business. By living in Westminster, tenants stay closer to their place of work, to friends and family, and continue to have access to valued community services.

### WHAT

Property conversion and refurbishment projects

### WHY

To help people with mental health needs or learning disabilities to live more independently, with support at hand

### HOW

Loan finance support



"We were reassured by the alignment of interests that CAF Bank wants us to achieve our charitable objectives."

OLIVIA HARRIS  
Dolphin Living



## WHERE STORIES OF IMPACT ARE MADE

Could we help your organisation write its next chapter?

Our experienced team and in-depth sector knowledge let us offer dedicated financial support to housing associations and charities across the UK.

We start by listening and taking the time to get to know you and your project. Then, if we think a CAF Bank loan could be right for you, we'll ask you for more information.

Talk to our charity loan experts, by calling 03000 123 444  
or visit [cafonline.org/socialhousing](https://cafonline.org/socialhousing)



CAF Bank loans are non-regulated products. Loan applications subject to credit assessment. Security will be required. Charity assets may be at risk if you do not keep up with the repayments for a mortgage, loan or any other debt secured on them.

If you're thinking of consolidating existing borrowing, you should be aware that you may be extending the term of the debt and increasing the total amount you pay.

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