

Strategic Targets

Commonweal Housing have the ability (in terms of charitable objectives) and the willingness (on the part of Trustees) to consider potential projects across a broad range of different housing needs or areas of social injustice.

However, limited resources mean it cannot do everything. The revised mission, vision, strap-line and ethos of the charity can effectively be summed up in the phrase

– achieving real change –

This has been summarised as *'deep penetration in to the subject rather than less fundamental impact across a broader front'*.

In other words, Commonweal Housing will have a wide range of target areas to choose from but, once one has been selected, we aim to go in deep and have a real impact.

Trustees have set a strategic target or expectation that projects supported by Commonweal Housing will be:

Filling a gap in existing provision
Challenging a social injustice
Providing a housing solution

Commonweal Housing will then consider potential projects in relation to:

- The current list of *preference* areas to achieve a balanced portfolio (NB these will be preferences rather than exclusive unequivocal lists).
- A *10 point criteria* for accepting or rejecting projects.

Commonweal Housing aims to be an innovative, rigorous, learning and campaigning organisation



Can we help you to solve a problem?



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We work with specialist partners to define, provide and evaluate services developed to find housing based solutions to different forms and experiences of inadequately or un-met social injustice.

When the methodologies have been proven, we encourage others to replicate the projects throughout the UK as well as lobbying to change public policy to eradicate these injustices.

About Commonweal Housing

Commonweal Housing is a registered charity which creates housing projects that incorporate tailored services for occupiers enduring social injustice in order to demonstrate how these social injustices can be resolved.

We provide the housing for such projects, usually from existing housing stock. Purchasing bespoke properties where required. Since 2007, we have allocated around £3½million for such projects.

We will also commission independent external evaluation of projects to ensure we capture all relevant learning and to establish the role model principles to enable future campaigning for replication.

Current Projects

Re-Unite



Re-Unite
SOUTH LONDON

A partnership with Housing for Women to prevent homelessness amongst mothers on their release from prison so that they can regain custody of their children and be re-united and develop further as a family. Commonweal has invested over £2m in this project which is planned to run for ten years. Evaluation of the project was provided by the Institute of Criminology, University of Cambridge.

Chrysalis

A partnership with St Mungo's that resolves the problems of homelessness that would otherwise prevent the resettlement of former sex workers.



Project Preference Areas 2010/11

Commonweal Housing is interested in receiving proposals that may not fall neatly in to the areas noted below but which can demonstrate that they meet the Trustees overall target of filling a gap in existing provision .

As an illustration of potential areas of interest, Commonweal Housing has identified the following as areas of social injustice and therefore possible areas for future projects:

- The housing needs of **ex-Service personnel**, especially those with issues around alcohol misuse and / or other support needs relating to physical or mental trauma;
- Housing needs of severely **overcrowded multi-generational households**, especially with adult children;
- **Care leavers** and their preparation for adult and / or independent living;
- **Trial tenancies** linked in with apprenticeships or other structured employment or training programmes;
- Single homeless people **moving on successfully from hostel accommodation**;
- Medium term **leasehold options and equity build-up** opportunities;
- The **affordability** of housing.



10 Point criteria for accepting or rejecting potential projects

1. The project must serve a housing need in London or in those locations designated for easing housing stress in London, such as Thames Gateway or Milton Keynes.
2. The project must either solve a housing need that is not currently being solved, or endeavour to solve a need in a more significant and measurable way than is being achieved by current solutions.
3. The project must be supported by demonstrating a clear understanding of the details of the housing need being experienced by people with that need.
4. The project will be operated in a spirit of openness to offer learning and help for those who would want to replicate the prototype on a larger scale.
5. The project must be suitable for being developed as a prototype role model, striving for best practice at all stages.
6. The prototype project, when proven, should be suitable for being replicated on a larger scale by other organisations.
7. The medium to long term performance of the project must be assessed according to the criteria set by third party experts, who will measure and report on performance at pre-determined frequencies.
8. Commonweal Housing will principally provide the housing or the finance for the housing element of the project, but will work with partners on securing revenue funding where necessary.
9. The project must go through rigorous levels of scrutiny and due diligence to test viability.
10. The project must, within a 7 to 12 year period, return Commonweal Housing's Initial housing investment according to agreed terms so that it can be recycled in other housing projects.