

Antonia Swinson, Chief Executive

How Buildings Make or Break Charities: Trends, Challenge and Opportunities in 2019



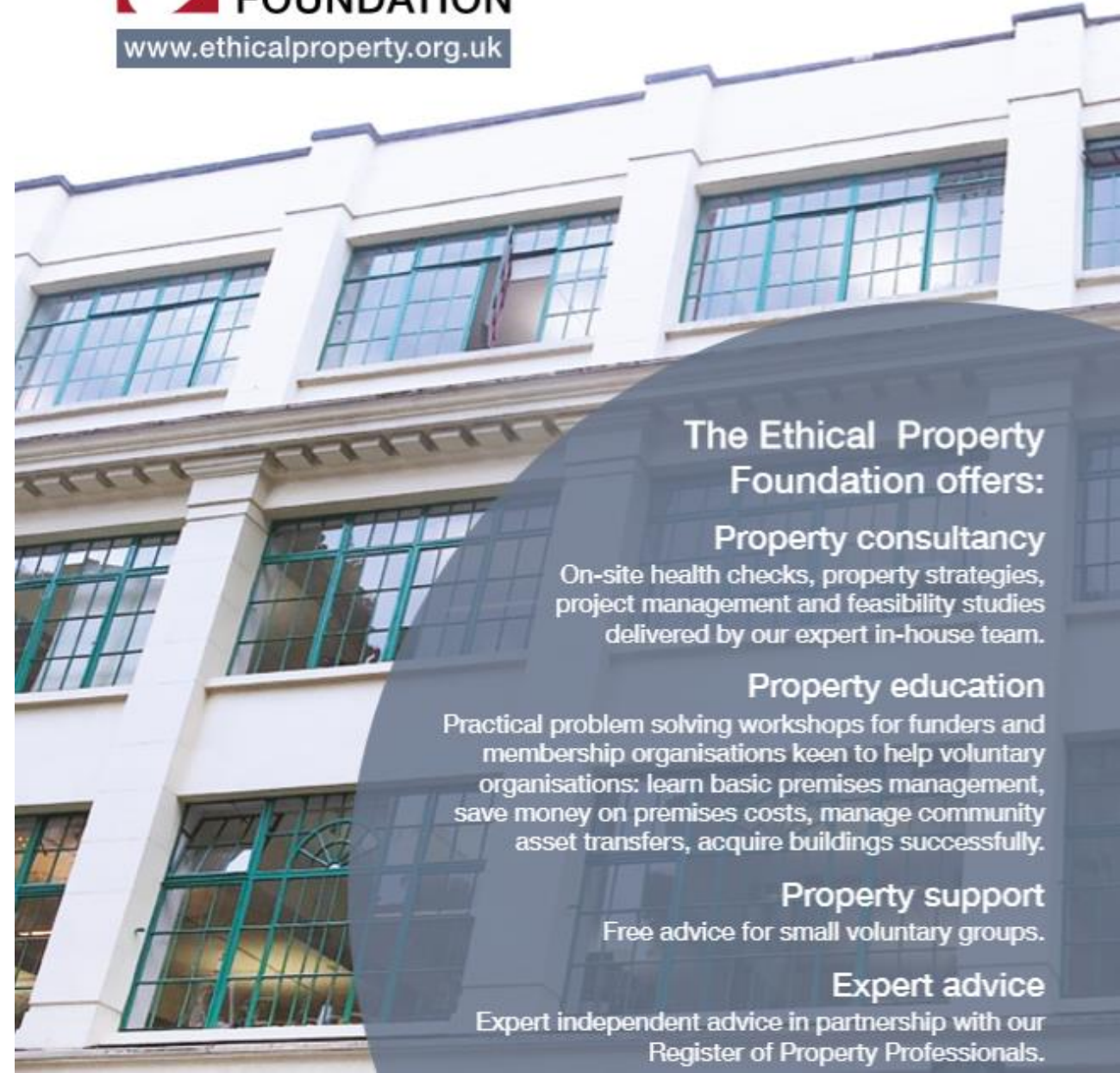
www.ethicalproperty.org.uk

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WHO WE ARE

- 🏢 The UK Property Advice Charity for the Voluntary Sector
- 🏢 Sole referral partner to the Charity Commission for Land and Property Advice since 2015



The Ethical Property Foundation offers:

Property consultancy

On-site health checks, property strategies, project management and feasibility studies delivered by our expert in-house team.

Property education

Practical problem solving workshops for funders and membership organisations keen to help voluntary organisations: learn basic premises management, save money on premises costs, manage community asset transfers, acquire buildings successfully.

Property support

Free advice for small voluntary groups.

Expert advice

Expert independent advice in partnership with our Register of Property Professionals.

CHARITY MATTERS SURVEY 2018

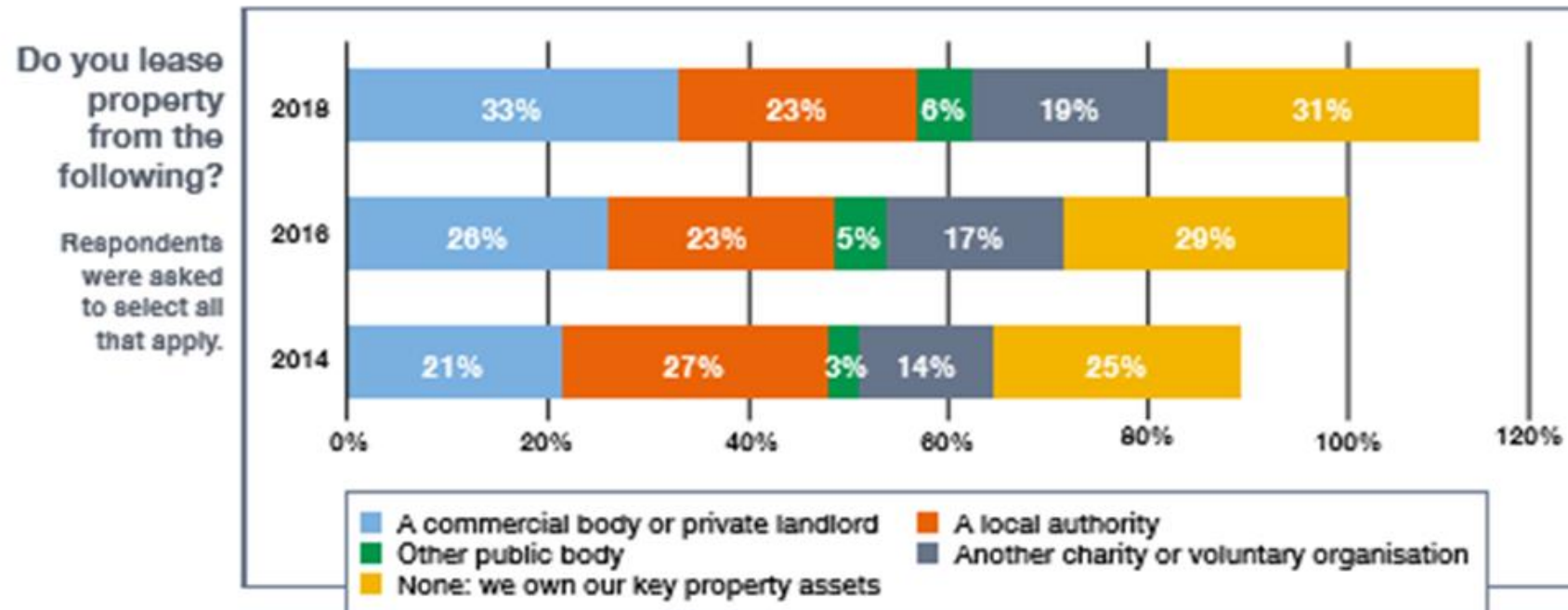
- ▣ 30% of charities say property is a barrier to delivering charitable objectives
- ▣ 36% of charities believe that property poses a high or very high risk to their organisation.
- ▣ 32% of charities have experienced difficulty in finding funding for property costs while a further 26% anticipate this will be a challenge in the future.
- ▣ 44% do not report regularly on property to trustees.

CHARITY MATTERS SURVEY 2018

- 🏢 66% of charities lack a strategic property plan (up from 52% in 2016).
- 🏢 41% say no-one with appropriate experience is specifically responsible for property
- 🏢 27% have experienced unforeseen property costs.

CHARITY MATTERS SURVEY 2018

More charities than ever before (33%) stated they rent from a commercial landlord



COST EFFECTIVE VS CHEAP

- Why have a property in the first place?
- What do staff, volunteers and beneficiaries need?
- What do they deserve?
- Cheap Property is not the same as cost effective.
- Cost effective property delivers for beneficiaries, staff and volunteers long term and sustainability.



Market Garden, Marble Hill, Twickenham, The Environment Trust, London TW1

SIX QUESTIONS TRUSTEES SHOULD ASK

- 🏠 Who has responsibility for the property?
- 🏠 Do we know what we have got?
- 🏠 Is property maintenance in the budget?
- 🏠 Do we have a long-term property plan for the organisation?
- 🏠 Is there a premises plan incorporating Health & Safety?
- 🏠 Do we have a risk register of property issues?



“Being in the position of having difficulty property decisions to make and finding the support of the Ethical Property Foundation, felt like being visited by a St Bernard with a flask of brandy on a cold mountain”.

Groundwork Cambridgeshire

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