

Background information

How your charity uses and manages property plays a vital role in all your business and financial planning. Get it right and you have happy and motivated staff, volunteers and service users. You will make the most of your money and eliminate wasted spending and expensive mistakes.

The Ethical Property Foundation is a registered charity which has worked with the Enhance Programme since 2015 and is the sole referral partner to the Charity Commission for land & property advice. Every year we provide property advice and education to hundreds of charities, both online and through tailored support, helping them rent, buy, let or manage their premises.

The offer under Enhance

Package 1 - up to 6 days of support

This enables your charity to embed property into your long-term strategic business & financial planning. E.g.:

- Advice on what type/size/location of property you need to deliver your social mission.
- Support on how to get best value from your premises through effective use or income generation.
- Help on future proofing your charity's needs as it develops.

We support you in various ways:

- ✓ Initial fact-finding diagnostic conversations.
- ✓ Site visits to understand your charity's physical environment.
- ✓ Research discussions with staff, trustees, volunteers.
- ✓ Property workshops for trustees and staff.
- ✓ Desk top study of documents: leases, deeds, maintenance agreements, asset transfer proposals etc.
- ✓ Case reports and recommendations

Package 2 - up to 2 days of support

This package is for any single issue needs you may have. E.g. renegotiating a lease; or how to undertake a property search using a less intensive combination of support detailed above.

Outcomes We Deliver for Your Charity:

- ✓ Greater property knowledge and confidence for your board and staff.
- ✓ Your property needs are fully embedded into your long-term business and financial planning.
- ✓ Your charity is aware of and manages property risks effectively
- ✓ Your board and staff are empowered to make informed, cost effective decisions for sustainable service delivery.

Everything we do is designed to build sustainability: saving your charity stress, time, wasted money and expensive mistakes.

How do I know if this provider is right for my charity?

- If your charity owns or rents property and is seeking to ensure it delivers sustainably for your staff, volunteers, clients and community long term.
- If you are looking to ensure your premises are fully incorporated into your financial and business planning.
- If you want the confidence and knowledge to make good property spending decisions.

N.B. EPF does not provide legal or financial advice; property valuations or condition surveys.

Input needed from you

Property issues can be complex and professional property advice is often too expensive for most charities to access. This is therefore a rare and valuable opportunity to receive independent, expert property support. You will need to fully commit to the process and Grant Managers will check before referral that your charity has the capacity and the will to take advantage of this opportunity.