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Charitable Care Investment Fund L.P.





Business Overview

ESTABLISHED: 2014

LOCATION: London

LISTING: Unlisted

TYPE OF COMPANY: Limited Partnership,
For profit

NUMBER OF EMPLOYEES: None, as
all work undertaken by the fund management
group

BUSINESS AREA:

Housing, Supported Living, Care,
Social infrastructure

COMPANY WEBSITE:

www.fincch.org.uk

BUSINESS OVERVIEW

Charitable Care Investment Fund L.P. (CCIF) has been specifically created to address the UK shortage of good quality care beds and facilities, as well as the shortage of funds to provide these facilities for those unable to pay for their own care.

CCIF plans to raise £400 million of long term, low cost finance and lend this to UK care charities to enable them to provide more fully compliant and better accommodation especially, but not exclusively, for the elderly.

CCIF is expected to generate 5,000-6,000 new beds in charitable care homes. The fund will provide support to the charity sector via long-term loans of up to 20 years. This will have a direct impact on the welfare of the poorer members of the community, which charities must serve as part of delivering their public benefit. As a social investment intermediary, CCIF hopes to provide a blueprint for funding other examples of social infrastructure.

SOCIAL MISSION

CCIF was formed to help tackle the crisis in care arising from the shortage of good quality beds and facilities in the UK.

In order to meet this objective the company will encourage the growth of the charitable care sector. This is a sector which is dedicated to providing fully compliant care facilities and which is able to provide better quality care to its residents at relatively low fee levels.

CCIF recognises that the major constraint on the growth of the sector has been the lack of financial resources. The company will raise funding from long term investors to provide secured loans to well-managed UK based registered charities and other non-profit organisations operating and providing care facilities and services in the UK. This is to enable them to build new properties, and expand or upgrade existing ones. This will enable such facilities to continue to meet the needs of the poorer segments of the community.

WHO BENEFITS?

THE ELDERLY: Increased availability of adapted accommodation and specialist care services.

OTHER PEOPLE IN CARE HOMES: Physically Disabled; War Veterans, Individuals suffering from long term illness, incurable and mental diseases. Improved quantity and quality of adapted accommodation.

CARE CHARITIES: Increased supply of long-term funding to charities to build new care homes, extra care facilities and similar buildings.

CENTRAL GOVERNMENT: Reduced reliance on the public purse to provide care facilities for the vulnerable.

NHS: Beds are often not freed up in NHS hospitals because lack of capacity in care homes means that patients can't be transferred after after receiving hospital care. Providing more care home beds will help to alleviate the shortage of beds in the NHS.

Commercial and Financial Summary

CORPORATE STRUCTURE

CCIF is a Limited Partnership. The Limited Partnership Agreement provides that the General Partner of CCIF is 'Finch CCIF GP Ltd'.

The Fund Manager for CCIF is Tower Gate Capital Limited (Tower Gate), which is regulated by the FCA with the appropriate permissions. Tower Gate Capital is a multi-fund and multi-adviser operating platform that provides Operational, Regulatory and Risk Management support to funds and financial services businesses.

The Investment Advisor is Finch Ltd (Finch), which is also the promoter of CCIF. Finch is an investment advisor that was established to support the growth of the charitable care sector in the UK by attracting long term funds to the sector and carrying out research on the socio-economic contribution of care charities. Finch will look to source investments, together with well managed care charities to which to make viable loans.

In addition to Finch and Tower Gate Capital a number of leading advisers have been appointed, including: Withers LP, legal counsel; Langham Hall, fund administrators; KPMG, auditors and fund valuers; Savills, property valuation.

FINANCIAL INFORMATION

As the fund launched recently, no financial information is currently available.

BUSINESS HIGHLIGHTS

CCIF is designed specifically to be an attractive social investment vehicle for institutional investors. The aim is to raise £400 million in funding over the first 5 years.

The targeted level of disbursements from CCIF in years 1 and 2 of the business plan is £70m, representing loan agreements with charities of £100 - £150m.

Over £100m funding has been soft circled by two long term investors, as of January 2017.

Finch has established a pipeline of projects, and undertakes continuous review.



Impact Assessment Matrix

ECONOMIC IMPACT

	MEASUREMENT	REPORTED DATA
Housing	Total number of housing units (i.e. number of beds) ready for occupation	To be reported
Social Investment	Total investment made in CCIF	To be reported
Financial Inclusion	Number of care charities with improved access to finance	To be reported
Environment	Number of full-time equivalent jobs created during the construction of the building and the operations of the home	To be reported

SOCIAL IMPACT

	MEASUREMENT	REPORTED DATA
Housing	Total number of residents cared for during life of home	To be reported
Welfare	The proportion of residents who are not totally self-funded	To be reported
Wellbeing	Proportion of residents with perception of happiness	To be reported
	Number of complaints made against members of staff and volunteers which are substantiated	To be reported
	Proportion of residents with perception of better health	To be reported
	% of families satisfied with care	To be reported

ENVIRONMENTAL IMPACT

	MEASUREMENT	REPORTED DATA
None reported	None reported	None reported

GOVERNANCE

	MEASUREMENT	REPORTED DATA
Sustainability	Number of independent charities merging into larger more sustainable charities	To be reported

MUST READ

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