

CASE STUDIES

**TO BUY
AN
ASSET....**

Outside the Box CIC

Outside the Box Café is an inclusive community café based in Ilkley, Bradford. Their mission is to enable young people and adults who have learning disabilities to have more fulfilled, independent and healthier lives.

CHALLENGE

The only provision within the community to support adults with learning disabilities was closed down, and the group had a vision of a community café to support these groups.

SOLUTION

The café is designed to provide a real-life working environment for members, a place that is fully inclusive and embedded in the local community.

REVENUE

The café is run as a commercial operation generating a trading income as well as fee income from members.

IMPACT

Social investment has supported the charity, the people they work with and the community they serve to strive towards a renewed vision, energy and commitment to what their impact can achieve.



20 years
Duration



4.25%
Cost of Capital



£500,000
Turnover



£266,000
Amount invested



Secured
Product type



Readipop

Few arts organisations in Reading have the privilege and security of owning their property, and the investment from Big Issue Invest will give Readipop greater capacity going forward.

CHALLENGE

Readipop moved from its old, rented accommodation at 35 Milford Road in the summer of 2020, as it was becoming increasingly difficult to maintain and upkeep the building, which they used as their headquarters.

SOLUTION

Few arts organisations in Reading have the privilege and security of owning their property, and the investment from Big Issue Invest will give Readipop greater capacity going forward.

REVENUE

Ticket revenue from the Readipop Festival and donations are a key source of income.

IMPACT

From 1-2-1 music mentoring sessions supporting referred and vulnerable young people, to our annual Readipop Festival platforming local artists alongside world-renowned acts, Readipop reaches thousands of people of different ages and backgrounds across Reading and the Thames Valley.



10 years
Duration



7%
Cost of Capital



£269,000
Turnover



£90,000
Amount invested



Secured
Product type

**BIG
ISSUE
INVEST**



Gorton Monastery

The Gorton Monastery in Manchester was an important part of the community for over 100 years. Derelict for many years, it was saved from ruin by the building preservation trust that still maintains and operates the site to this day.

CHALLENGE

In the early 1970s the terraced housing in the area began to be demolished and the community relocated. In 1991 the complex was sold to a developer who went bankrupt. The buildings were seriously vandalised and anything of value stolen.

SOLUTION

The community, in the form of a building preservation trust, wanted to save the building from ruin and utilise it for social and community activities.

REVENUE

Revenue is generated through a programme of events and activities.

IMPACT

Activities at the Monastery embrace the values inherited from the Franciscan Brothers who created the original building. A regular programme of community, health, wellbeing and family activities are available for everyone, promoting increased wellbeing and community engagement.



n/a

Duration



4-6%

Cost of Capital



£1m+

Turnover



£850,000

Amount
invested



Secured

Product
type



Cornerstone Place

Cornerstone Place is a social enterprise which supports homelessness charities to add fit-for-purpose properties to their portfolios. Our unique 'Shared Upsides' model transfers more than 50% of the value in our project to our charity partners.

CHALLENGE

Many homelessness charities provide housing by renting from the private sector or buying their own properties. No other feasible alternative for those organisations.

SOLUTION

Cornerstone Place source the properties, arrange all the funding, manage the build and professional teams, arrange long-term finance and deliver the projects - then the charity partner can take control.

REVENUE

A diverse mix of funding, including private capital and fair payment from the charity partner.

IMPACT

The Victorian Villa in Tameside has been purchased and refurbished to create 13 self-contained apartments. Stepping Stones Project provides homes and essential services to those who would otherwise be at risk of homelessness.



15 years
Duration



4.3%
Cost of Capital



£0
Turnover
(pre-trading)



£291,000
Amount
invested



**Blended
finance**
Product
type



The Ledge Inverness

The Ledge is a registered Scottish charity dedicated to changing lives for the better via the medium of climbing. Climbing helps build confidence, teamwork, and resilience. It helps develop diverse skill sets, improves focus, and increases co-ordination. On top of all that, it's a whole heap of fun!

CHALLENGE

The Ledge Inverness wanted to fill the identified facilities gap and then use its operational surplus to support the local community and deliver charitable ambitions. They needed funding to secure a space and develop their facilities.

SOLUTION

After many years of fundraising and a couple of false starts, (hello Covid and friends!) The Ledge secured the tenancy of a large building within the City of Inverness in late 2021.

REVENUE

The Ledge Inverness generates revenue from memberships, fitness classes, equipment hire, pay as you go use of facilities and the Redpoint Kitchen café.

IMPACT

Their social impact programs support young people most at risk of being involved in antisocial behaviour, offending or reoffending, towards or into positive destinations.



10 years

Duration
(+ 12 months
bridging)



6.5%

Cost of Capital



£900,000

Turnover



£250,000

Amount
invested



Unsecured

Product
type



Projekts Manchester

Projekts MCR is a skatepark and community development organisation in Manchester that provides a space for young people and their families to enjoy skateboarding, meet and connect with others, and access wider social support. It's one of the largest outdoor, concrete skateparks in the UK.

CHALLENGE

Projekts was set up by a group of Christian skateboarders who wanted to do something to support the skate community in Manchester.

SOLUTION

They were able to use the finance secured to take ownership of the entire space and establish the park, a café, a meeting room and all the other amenities required for the hub.

REVENUE

They generate their revenue through use of the skatepark, which welcomed over 25,000 visitors in 2022 alone, as well as various programmes that saw skateboarding lessons delivered through schools.

IMPACT

With more space and activities to meet interest, the team has seen attendance increase three-fold, while the proportion of female skaters has grown from 1% to over 24%.



5 years
Duration



6.6%
Cost of Capital



£264K
Turnover
(pre-trading)



£50,000
Amount
invested



**Blended
finance**
Product
type



Homebaked Bakery

Homebaked is a co-operative bakery and community land trust, located opposite Liverpool FC's Anfield stadium, serving their award-winning pies to both football fans and locals alike.

CHALLENGE

As their business grew and the number of daily visitors to the café doubled in just two years, demand had begun to outstrip supply and they needed the right equipment and more facilities to be able to scale up their production.

SOLUTION

On securing social investment, Homebaked Bakery could hit the ground running, plan effectively and move quickly to make the most of the demand that they were experiencing.

REVENUE

The social investment was used to purchase a dedicated catering unit and specialised equipment, which enabled them to increase their pie production capabilities threefold.

IMPACT

The extra capital has not only opened up an array of new opportunities but also helped to build the beginnings of valuable and strategic partnerships.



5 years
Duration



9%
Cost of Capital



£387,800
Turnover



£60,100
Amount
invested



**Blended
finance**
Product
type



Valley Heritage

Valley Heritage is a not-for-profit organisation established in 2015. It seeks creative approaches to bring historic buildings back into use while simultaneously supporting the growth and development of the local community.

CHALLENGE

An iconic Grade II style listed building that had various uses, it closed down and stood empty in the middle of the town centre until it was put up for auction.

SOLUTION

Valley Heritage was able to secure the building and develop a solution- including, a co-working space and flats to support individuals at risk of homelessness - that delivers multiple benefits to the local community.

REVENUE

Profit is generated through the various memberships available for freelancers, small businesses and growing startups. Two of the flats are rented out at market rate.

IMPACT

Social investment enabled them to acquire the building and provided a small amount of working capital. This was particularly important in the early stages of the acquisition to empty the building.



5 years
Duration



5.6%
Cost of Capital



£25,585
Turnover



£195,000
Amount invested



Secured
Product type



Wolverton Community Energy

Wolverton Community Energy are based in Milton Keynes. They develop and manage community-owned solar PV and supply greener, cheaper solar energy to local businesses, the majority of which are charities and social enterprises.

CHALLENGE

Energy costs are expensive; at Wolverton Community Energy they are committed to supporting communities to become more energy resilient and implement more sustainable energy methods.

SOLUTION

Funds from Big Issue Invest paid for the first community owned solar installations in Milton Keynes. With long leases, these provided a firm foundation for long term revenues from the solar energy sold to partners in the scheme.

REVENUE

Wolverton Community Energy operate through a number of revenue streams which include selling the energy generated from solar panels, partnerships and offering community investment opportunities.

IMPACT

Profits each year are invested back into communities, helping to transform the energy efficiency of homes, businesses and the wider community, cutting costs and carbon, improving their resilience and helping to address fuel poverty.



14 years
Duration



5-6%
Cost of Capital



£55,000
Turnover



£257,000
Amount invested



Blended Finance
Product type



Contento Social Homes

Contento Social Homes exists to improve the support for survivors of domestic abuse and their children by providing safe accommodation and skills to improve their wellbeing.

CHALLENGE

During the pandemic Contento Social Homes started to receive a massive increase in referrals from women, particularly women trying to leave situations of domestic abuse but the refugee centres did not have the capacity to help.

SOLUTION

One landlord offered to sell, ensuring long-term security for the organisation and its female users. This caused them to seek funding for property purchase

REVENUE

Contento Social Homes received £130,000 from Social Investment Business, in the form of a loan from the Recovery Loan Fund, a £130,000 grant and £7,500 Restricted Support Grant.

IMPACT

Social investment allowed Contento Social Homes to buy property for women escaping abuse, ensuring security and providing transportation and maintenance.



6 years
Duration



7.9%
Cost of Capital



£358,000
Turnover



£267,500
Amount invested



Blended
Product type



Collaborative Women

Collaborative Women comprises CW Housing and CW Community. It was founded to address gender-based inequalities experienced by women in Trafford which lead to isolation, poverty and life limiting/life-threatening circumstances.

CHALLENGE

Collaborative Women enables women with lived experience of gender-based harm to share experiences and skills to help each other.

SOLUTION

Their model is shared living, where women can stay for up to a year with a mandatory 'Moving Forward Programme' which helps them to rebuild their lives and learn the skills to live safely being emotionally and economically secure, independent lives.

REVENUE

They received a total of £127,636 in blended finance. This was used for the purchase of the housing project, paying towards legal fees and contributed to delivering services to vulnerable women across both housing and community.

IMPACT

Funding enabled Collaborative Women to purchase an additional property which provides accommodation for up to 6 homeless women per year who are fleeing abuse.



5 years
Duration



6.5%
Cost of Capital



£59,807
Turnover



£127,500
Amount invested



Blended
Product type



**TO
MAINTAIN
CASH
FLOW.....**

Café van Gogh CIC

Café van Gogh is a restaurant with a social and environmental mission in Brixton. Apart from serving delicious vegan and seasonally changing food, the restaurant also provides employment and training opportunities for people additional needs, like learning disabilities and mental health challenges.

CHALLENGE

In 2018, Café van Gogh extended their offering to include breakfast. After some time, it became clear that this did not generate enough income and it caused the cafe to run at a loss. They required an investment to get back on their feet.

SOLUTION

The Directors came to Big Issue Invest to get support of an unsecured loan to support cashflow.

REVENUE

Café van Gogh generates its income via trading, and in addition working with a charity partner, Toucan Employment who supports employees with special needs within the cafe.

IMPACT

Social investment allowed Café van Gogh to bridge a cashflow shortfall to return to profitability and support more people with special needs into training and work.



3-5 years
Duration



7.5%
Cost of Capital



£427,000
Turnover



£19,200
Amount invested



Unsecured
Product type

**THE BIG
ISSUE**
INVEST



Hemlington Lake Recreation Centre

Tees Valley Community Asset Preservation Trust is a registered charity (CIO) which was established in 2015 in response to local government spending cuts. In 2017 the charity secured Hemlington Lake Recreation Centre from Middlesbrough Council on a 25-year lease agreement after a successful community asset transfer.

CHALLENGE

As energy costs started rising at an unsustainable rate, the organisation recognised that they needed to act quickly to mitigate the financial impact.

SOLUTION

The team explored social investment with a view to purchasing solar panels for the building to generate their own energy and therefore reduce costs going forward.

REVENUE

Hemlington Lake Recreation Centre generates revenue by hiring rooms to community groups and charging on an hourly basis.

IMPACT

A significant reduction in energy costs has allowed the centre to continue to operate and provide much needed spaces for their community, having a longer term positive outcome in terms of health, wellbeing and social benefits.



7 years
Duration



6.5%
Cost of Capital



£126,000
Turnover



£35,600
Amount invested



Blended
Product type



Omnis Circumvado CIC

Omnis Circumvado CIC is a specialist sports coaching company dedicated to providing inclusive and adapted physical activity opportunities to people of all ages with complex needs.

CHALLENGE

Omnis Circumvado CIC mission is to help people with additional needs by helping them with recreational physically active whilst overcoming challenges such as cost, travel and exclusivity,

SOLUTION

Omnis Circumvado CIC used low cost, easily accessible equipment and multiple coaches to ensure our approach - including giving non-impaired family members the chance to play with their loved ones.

REVENUE

Omnis Circumvado CIC provides a range of different services such as an inclusive evening clubs, holiday clubs and more. This includes direct coaching and training for professionals.

IMPACT

We've faced disorder in small committees, inexplicable circumstances and unexpected deaths. Social finance allows us to bridge those gaps, while trying to develop new and interesting revenue streams.



5 years
Duration



£25,075
Cost of Capital



£110,000
Turnover



£20,530
Amount invested



Blended
Product type



Central YMCA

Central YMCA is the world's first YMCA, established in 1844, and a leading UK education, health and wellbeing charity. Their work includes creating alternatives to traditional education such as apprenticeships and study programmes, training fitness professionals who inspire communities.

CHALLENGE

When the pandemic hit in 2020, they had to close their health and wellbeing venues, YMCA Club and YMCA KX, and stop providing fitness education training through YMCAfit.

SOLUTION

Central YMCA wanted to take out a short-term loan against its investment portfolio. They needed to diversify their income streams at pace so as not to affect the essential and impactful programmes they deliver across the UK.

REVENUE

The charity generates income through an array of activities and services, including gym memberships, fitness instructor courses, short courses, training programmes and children's activity clubs.

IMPACT

In 2020/21 Central YMCA supported over 5,379 people to lead healthier lives through their health and wellbeing programmes and a further 3,833 learners and apprentices across the UK to develop their vocational and careers skills.



25 years
Duration



2.41%
Cost of Capital



£11,000,000
Turnover



£4,000,000
Amount invested



Secured
Product type



Farm Urban

Farm Urban is a social enterprise based in the Baltic Triangle in Liverpool and they operate the city's first vertical farm whilst also delivering a range of educational and outreach programmes.

CHALLENGE

The main objective of Farm Urban is to grow food that is good for people in ways that are good for the planet - they believe that to bring about real, positive societal and environmental change, coherent solutions must be presented at multiple levels.

SOLUTION

They wanted to raise social investment as working capital while they purchased, installed and commissioned the vertical farm.

REVENUE

Farm Urban grow clean, green food in cities, offering fresh, alive and leafy greens grown in the premises, their programme 'Greens for Good' give people a sustainable, hyperlocal way of eating well.

IMPACT

The social investment has helped them to increase their turnover by 130% and enabled them to triple the size of their team.



5 years
Duration



10%
Cost of Capital



£411,768
Turnover



£150,000
Amount invested



Blended
Product type



Gloucestershire Gateway Trust

Gloucestershire Gateway Trust (GGT) is a social and environmental regeneration charity on the largest peripheral social housing estates around the edge of Gloucester by the M5.

CHALLENGE

The pandemic caused several challenges from a business point of view. The motorway services had to reduce to minimal operation and furlough 75% of staff. Income was significantly reduced.

SOLUTION

GGT provided local communities with food supplies and wellbeing support during the pandemic.

REVENUE

Funds are generated thanks to their unique partnership with the Westmorland Family, and their shared ownership in the award-winning M5 Gloucester Services.

IMPACT

The CBILS loan has provided us with a space to reshape what we do, making it more appropriate to the new context. We are now able to continue to work with local partners.



3 years
Duration



9% (Y1) 7% (Y2 + Y3)
Cost of Capital



£884,455
Turnover



£220,000
Amount invested



Blended
Product type



**TO KICK
START
YOUR
ORG....**



CIRCUS STRONG

Circus Strong is a community organisation dedicated to providing friendly, judgment free aerial circus and fitness classes. They especially welcome the LGBTQ+ community and individuals who suffer from depression, loneliness and anxiety.

CHALLENGE

In 2022, we know that across the UK, LGBTQ+ people and communities still experience an unacceptable amount of discrimination and marginalization.

SOLUTION

Holly Hutchinson, Founder of Circus Strong, who has experienced judgement in traditional and “boring” gyms, decided to turn her passion for aerial circus into a business, in turn providing a safe space for LGBTQ+ communities.

REVENUE

Circus Strong offer a diverse range of fitness classes, varying from Aerial Hoop to Bungeefit and everything in between. Prices are kept affordable to ensure they are accessible to all.

IMPACT

The social investment has enabled them to kickstart their organisation, providing a fantastic space for the communities they serve to learn new skills, get fit and socialise with others.



3 years
Duration



5%
Cost of Capital



Start-up
Turnover



£35,000
Amount
invested



Unsecured
Product
type



Trees For Life

Trees for Life is home to the first (known) rewilding centre in the UK and their vision is of a revitalised wild forest in the Highlands of Scotland, providing space for wildlife to flourish and communities to thrive.

CHALLENGE

The rewilding work being undertaken at Dundreggan has a significant cost to the charity and they needed to create a sustainable revenue stream for the estate to support itself going forwards.

SOLUTION

They came up with the idea of a rewilding centre, a place where people can come and learn what rewilding is, seeing it in action for themselves. There's no other rewilding centre in the UK (and probably in the world!).

REVENUE

Income is generated not only by the purchase of an activity pass, but also through the café, retail sales and the option to donate to plant a tree on entering the site.

IMPACT

They've been told that they push boundaries and part of this is to encourage the land management sector in Scotland to adopt a more holistic 'rewilding' approach, by working with nature and not against it.



9 years
Duration



6%
Cost of Capital



£3,030,847
Turnover



£2 Million
Amount invested



Crowd-funded investment
Product type



Ambition Community Energy

Gloucestershire Gateway Trust (GGT) is a social and environmental regeneration charity on the largest peripheral social housing estates around the edge of Gloucester by the M5.

CHALLENGE

Amidst rising energy bills, community-based projects such as ours are set to play an important role in alleviating fuel poverty, while also helping to create local, green jobs as part of a just transition.

SOLUTION

The wind turbine will sell energy to the grid, bringing in valuable surpluses for community use, with a maximum capacity of 4.2 MW, the turbine will be capable of generating enough energy for about 3,000 homes

REVENUE

The City Funds investment totalling £750k to date, plus £150k from Power to Change, has provided leverage for £5m further investment from Thrive Renewables plc, Bristol City Council, private investors and grant funding from (WECA).

IMPACT

The project will provide a new revenue stream for the local community in Lawrence Weston, as all profits from electricity sales will be reinvested back into the area, acting as a driver for regeneration.



3-5 years

Duration



5%

Cost of Capital



Nil

Turnover



£900,000

Amount
invested



**Unsecured +
Secrued loan**

Product
type



Prom Ally CIC

Prom Ally offers the free loan of prom dresses and suits to school children, sixth form students and college students who otherwise couldn't afford one. All outfits are used and either purchased from charity shops or donated directly.

Social
Investment
Cymru

CHALLENGE

Prom Ally CIC works to tackle poverty and social inclusion for disadvantaged teenagers. We also work to tackle sustainability in the fashion industry and keeping garments out of landfill for as long as possible.

SOLUTION

We offer the free loan of a prom dress or suit to teenagers struggling financially to ensure they're not left out of their school prom or leaving do due to their families situation

REVENUE

The money made through this website would go back into the CIC ensuring we can keep it open and accessible to all who need it.

IMPACT

This money will ensure we can keep helping young people in financial hardship as well as encouraging the re-using, re-cycling and renting of clothing resulting in keeping as many garments out of landfill as possible.



10 years
Duration



3%
Cost of Capital



£2,361
Turnover



£50,000
Amount
invested



Blended
Product
type



Bemix CIC

Bemix are a CIC based in Kent, supporting people with learning difficulties to speak up, make choices and become powerful and influential. They are people with and without learning difficulties and/or autism, working and learning together.

CHALLENGE

We run a Supported Internship programme for 16-24 year olds with a learning disability and/or autism. The programme is designed for young people who want to go into employment, but need specialised support to do so.

SOLUTION

The Kent Social Enterprise Loan was a game changer for us, funding the administration, systems, skills and team needed to reach many more young people.

REVENUE

Revenue from their cafe and woodworking studio, as well as fundraising and donations support the internship programme.

IMPACT

The internship programme supported an additional 6 young people into paid work, building their confidence and supporting them in taking the next step in their employment journey.



5 years
Duration



5%
Cost of Capital



£668,300
Turnover



£70,000
Amount
invested



Unsecured
Product
type



Wellington Orbit

Wellington Orbit wanted to convert a vacant bank building in the town into a community arts centre to include a 63 seat cinema, a café/bar and various multi purpose rooms for art galleries, exhibition areas, meeting rooms, training rooms, dance studio and rehearsal rooms.

CHALLENGE

Wellington Orbit wanted contribute to a plan to regenerate the town which has suffered decline in the 50 years since the creation of the new town of Telford. They wanted to convert a vacant bank building in the town into a community arts centre.

SOLUTION

Wellington Orbit utilised a number of different forms of social investment including £70k in SITR loans, £40k in shares (around £5k through SITR) £50k in a legacy, & c£30k in retained profits and other income.

REVENUE

Most of the income will come from the cinema and café/bar with the paying customer being the local individuals but facilities will be provided for businesses as well.

IMPACT

Volunteering opportunities seek to reduce social isolation in the town. In addition, the centre has boosted the local economy as people travel from elsewhere in the borough to use the facilities.



5 years
Duration



2.25%
Cost of Capital



£192,670
Turnover



£150,000
Amount
invested



**Unsecured, SITR
+ Community
shares**



Ecodynamic

Local residents in Redruth funded the building of a wind turbine through buying community shares.



CHALLENGE

Redruth, once the centre of Cornwall's mining industry, highlights the challenges that make communities in the UK face. Two in five are unemployed, often facing issues including fuel poverty and rising food prices.

SOLUTION

Local residents are working together to find their own solutions to address issues in their communities. Near Redruth, Ecodynamic has installed a wind turbine to provide green energy and provide consistent revenue to support local projects.

REVENUE

The investment will be repaid from revenues from feed-in tariffs generated by the wind turbine which is estimated to be around £45,000 a year.

IMPACT

Profits from the wind turbine will be reinvested to support organic, biodynamic farming grassroots projects for community benefit which will create local apprenticeships and provide high quality, local food for families on a low income.



4 years
Duration



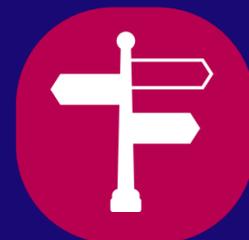
7%
Cost of Capital



£45,000
Turnover



£75,000
Amount invested



Community Shares



**TO GROW
AND
INNOVATE**

....

InHouse Records

InHouse Records is the world's first fully functionally record label launched in prison. As a label for change, their mission is to see safer communities, fewer victims of crime and rehabilitation and employment for ex-offenders with a focus on dignity and aspiration.

CHALLENGE

In March 2020, due to the impact of Covid, InHouse was unable to deliver its face-to-face provision for learners in prison. With rising mental health challenges for prisoners in isolation, InHouse needed to pivot quickly.

SOLUTION

Social investment supported InHouse to scale its new prison-based programming nationally, increase capacity to develop new content, and evolve their delivery methodology from face-to-face to distance learning.

REVENUE

InHouse Records primarily earns income through service contracts with prisons and by selling the music and merchandise of artists under the InHouse Record label.

IMPACT

Being able to provide services more widely and at a lower cost will provide further opportunities for its graduates to progress personally, professionally, and musically and respond to rising loneliness and isolation in prisons.



5 years
Duration



6.8%
Cost of Capital



N/A
Turnover



£97,000
Amount invested



Un-secured
Product type



Sutton Community Farm

Sutton Community Farm is a community-owned farm in South London. They opened in 2010 in response to a community need, with the purpose to increase access to fresh, healthy, sustainable food and provide a shared space for people to cultivate skills, get exercise and make friends.

CHALLENGE

To obtain financial sustainability and support themselves, they needed 400 customers, and more space for weighing, packing and storage.

SOLUTION

Opening up their share offer to help them build a barn to accommodate their needs and enable them to grow their customer-base, provide dedicated space for educational activities and also enable more volunteering opportunities

REVENUE

Pledges/Shares ranged from a minimum shareholding of £30 and ran up to £6,000. Sutton Community Farm aims to pay interest on the shares from profits through programmes such as the VegBox scheme.

IMPACT

Striving to be an inclusive space for the community, shaped by the community, people visit the farm to share their skills, take a break, or simply because they love wholesome, local food.



n/a

Duration



2%

Cost of Capital



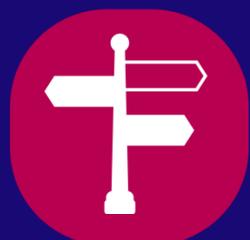
£513,255

Turnover



£97,462

Amount
invested



Community
shares



Miss Macaroon

Founded by CEO Rosie Ginday MBE, sets aside its profits to fund the store's MacsMAD programme. Producing over 2.5 million tasty macaroons in 50 different flavours, Miss Macaroon has helped improve the lives of 82 people, all aged 18 - 35 years old, over the past decade.

CHALLENGE

The subject of unemployment has been particularly prevalent as of late due to the COVID-19 pandemic, as many across the UK have lost their jobs.

SOLUTION

The money provided, by BCRS Business Loans, enabled the growth of Miss Macaroon's retail business. Scaling the business allowed the organisation to increase its profitability and therefore support even more young people.

REVENUE

Miss Macaroon makes a profit through catering towards individual customer orders and wholesale to for-profit businesses and corporate customers such as John Lewis.

IMPACT

As a result of scaling the business, Miss Macaroon has been able to provide a lot more training and job opportunities for young people with multiple and complete needs.



5 years
Duration



12%
Cost of Capital



N/A
Turnover



£50,000
Amount invested



Un-secured
Product type



Tumble Gymnastics & Activity Centre

Tumble Gymnastics and Activity Centre is a facility that offers physical activity and wellbeing for everyone regardless of age and ability in a family fun environment creating a unique experience.

CHALLENGE

There is a shortage of sports facilities that are inclusive and welcoming to all of the community.

SOLUTION

Tumble used social investment to refurbish an industrial unit into a sports facility, providing a space for people of all ages to increase activity levels to improve physical and mental health.

REVENUE

Income is generated from gymnastics classes and onsite coffee shop to help subsidise the free to use gym and other community initiatives.

IMPACT

From early intervention approaches to improve physical literacy to providing accessible facilities for disabled users, Tumble is committed to promoting physical activity improving physical and mental health of its users.



6 years

Duration



8%

Cost of Capital



£240K

Turnover



£150,000

Amount invested



Unsecured Loan

Product type



FAIR FOR YOU

Fair for You improves people's lives through responsible lending, helping families access the things they need and supporting them along the way. They believe that affordable finance should be accessible to a wider range of people including many of the 17.5 million people excluded from mainstream finance.

CHALLENGE

They help people avoid high-cost credit and loan sharks that prey on financially vulnerable individuals and families.

SOLUTION

As a responsible lender, Fair for You carries out its own affordability checks to decide if applicants are eligible for responsible credit.

REVENUE

All proceeds are recycled to keep costs as low as possible for customers and to ensure that Fair for You continues to operate sustainably.

IMPACT

The social investment enabled Fair for You to trial certain elements of their products in Wales, providing a proof of concept and the ability to extend these services across the UK.



5 years
Duration



6.5%
Cost of Capital



£2.2M
Turnover



£150,000
Amount
invested



Blended
Product
type



KIDSGROVE SPORTS CENTRE

Kidsgrove Sports Centre Community Group is a CIO set up to save and then re-open Kidsgrove Sports Centre. Following extensive refurbishment the sports centre re-opened in 2022 and is now operated by the charity.

CHALLENGE

When their local leisure centre was closed and earmarked for demolition the local community set up Kidsgrove Sports Centre Community Group to save the building and re-open it under community ownership.

SOLUTION

Following a community campaign to save the sports centre, the building was fully refurbished by the local council who lease the building to the charity who operate it.

REVENUE

Income is generated from memberships, class income, swimming lessons and hire of facilities by community groups which are used to help subsidise community initiatives.

IMPACT

45,000 Visits a year, c1,000 children taught to swim, 300% increase in community participation, 200% increase in local community participation.



4.5 years
Duration



8%
Cost of Capital



£842,000
Turnover



£130,000
Amount invested



Unsecured
Product type



Egni Co-op

Egni Co-operative was established in 2013 and provides rooftop solar on schools, businesses and community buildings. It has installed solar panels on almost 100 sites across Wales.

CHALLENGE

In the context of the cost of living and climate crisis, the team at Egni Co-op recognised the need for renewable energy to scale up rapidly. They believe that renewables are the energy of freedom and Welsh people deserve a future free from fossil fuels.

SOLUTION

Over the past couple of years, Egni has installed solar panels across almost 100 buildings in Wales, including several schools in south and west Wales.

REVENUE

Egni Co-op's main source of revenue is from schools and businesses – they charge affordable rates for electricity generated from solar panels from which they generate a surplus

IMPACT

Egni Co-op generates clean energy, enabling their sites to take action on climate change and to be more financially stable. In 2022 they saved their sites over £119k in electricity costs and over 1,000 tonnes of carbon emissions.



20 years
Duration



4%
Cost of Capital



£460,000
Turnover



£5m
Amount invested



Community Shares
Product type



FREEDOM FOUNDATION

Freedom Foundation is a Nottingham based social enterprise working to improve children's physical and mental wellbeing through music, dance, and mentoring.

CHALLENGE

An increase in mental health issues in children and young people, in particular the negative impact of social media led founders to explore how they could use music through streetdance, hip-hop and singing and songwriting to support.

SOLUTION

Freedom Foundation works with children and young people aged 2 – 25 with a range of creative projects enabling them to explore their individuality and creativity, be physically active and mentally reactive.

REVENUE

By delivering arts and education projects with schools, alternative provisions, and their community.

IMPACT

Investment has enabled Freedom Foundation to take on additional staff members, as such allowing them to scale their impact and reach supporting more children and young people with their mental health.



5 years
Duration



6.5%
Cost of Capital



£121,588
Turnover



£79,970
Amount invested



Blended
Product type



THE BIKE PROJECT

The Bike Project are a charity that takes in second-hand bikes, refurbishes them and donates them to refugees and asylum seekers in the UK. The bikes help them to access food banks and other critical services as well as improving their general wellbeing.

CHALLENGE

The Bike Project's mission is to take second-hand bikes that have been donated, fix them, and give them to refugees and asylum seekers in London and Birmingham.

SOLUTION

Social Investment was first secured by The Bike Project in 2013, to help build its ecommerce operations

REVENUE

As well as charitable activities, The Bike Project sells a proportion of the wonderful, refurbished bikes to the general public through the online bike shop.

IMPACT

As a result, from 2013 to 2021 the Bike Project has donated 8,842 bikes to refugees, taught 565 women to cycle and saved £8,289k on refugee's transport costs.



3-5 years
Duration



3%
Cost of Capital



£2.3M
Turnover



£220,000
Amount invested



SITR
Product type



London Early Years Foundation

LEYF runs 40 nurseries across 12 London boroughs, delivering high quality Early Years education and care to children aged from birth to five years old.

CHALLENGE

The sad reality is that many children from disadvantaged backgrounds, or families struggling with poverty, are unable to access a high-quality nursery.

SOLUTION

Our mission is to give children the best start in life by providing access to high quality, affordable Early Years education and care within the communities we serve.

REVENUE

The fee structure for LEYF varies from nursery to nursery, and in some parts of London where it is more expensive to provide a high-quality service, fees are higher.

IMPACT

The funds will be used to acquire and integrate new nurseries into the LEYF family, many of which would not be attractive to 'for-profit' nursery providers. Since launching the bond, we have already started to put the financing to use.



7 years
Duration



4.7%
Cost of Capital



£27.1m
Turnover



£1.5m
Amount
invested



Charity bonds
Product
type



Greater Change

Greater Change is a Community Interest Company that helps individuals to become free of homelessness.

CHALLENGE

When someone who is experiencing homelessness starts trying to take large steps out of homelessness, they will almost inevitably come up against some large financial barriers on their pathway out. This could be Rent Deposit + First month's rent, Identification, work tools etc

SOLUTION

Greater Change supports people to take long-term positive steps out of homelessness by overcoming the financial barriers standing between them and leaving homelessness behind for good by providing micro-grants

REVENUE

We are commissioned by local commissioners (Councils/Police/NHS) to work in their locality and provide our support.

IMPACT

The social investment will be used to grow our reach and scale the impact we are able to achieve. It will allow us to bring more people into the team and, as a result, help more people in need of our services across a wider geography.



NA

Duration



NA

Cost of Capital



£327,526

Turnover



£400,000

Amount invested



Crowd-funding

Product type



Creative Optimistic Visions

Creative Optimistic Visions (COV) is an award-winning Community Interest Company providing alternative education, training, universal youth provision, consultancy and mentoring services through the lens of the Protective Behaviours Process

CHALLENGE

Children, young people and adults in some areas are increasingly vulnerable of being subjected to victimisation and abuse, but not enough support is available to help them feel safe, identify and process their feelings

SOLUTION

Using a simple, inclusive flexible and effective approach, COV provide a skill set that enables individuals to identify what feeling safe feels like - increasing their self-confidence/esteem - and effective decision making.

REVENUE

Alongside some grant funding, revenue is generated via sales of services to public and voluntary organisations.

IMPACT

Investment secured a salary for the founding director and appoint three part-time staff. It also supported the creation of a Theory of Change Model, ultimately allowing them to receive further funding, develop services and reach more people.



2 years
Duration



6.5%
Cost of Capital



£84,230
Turnover



£19,500
Amount
invested



Blended
Product
type



Outside the Box CIC

Outside the Box Café is an inclusive community café based in Ilkley, Bradford. Their mission is to enable young people and adults who have learning disabilities to have more fulfilled, independent and healthier lives.

CHALLENGE

The only provision within the community to support adults with learning disabilities was closed down, and the group had a vision of a community cafe to support these groups.

SOLUTION

The café is designed to provide a real-life working environment for members, a place that is fully inclusive and embedded in the local community.

REVENUE

The café is run as a commercial operation generating a trading income as well as fee income from members.

IMPACT

Social investment has supported the charity, the people they work with and the community they serve to strive towards a renewed vision, energy and commitment to what their impact can achieve.



20 years
Duration



4.25%
Cost of Capital



£500,000
Turnover



£266,000
Amount invested



Secured
Product type



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Turnover: £500,000

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Product Type: Secured

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