

Faith in Affordable Housing

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USING CHURCH ASSETS FOR AFFORDABLE HOUSING





How FiAH evolved



A spontaneous partnership
of the committed...

Have you heard the one
about the architect, the
lecturer, the student, the
minister and assorted
C of E representatives?



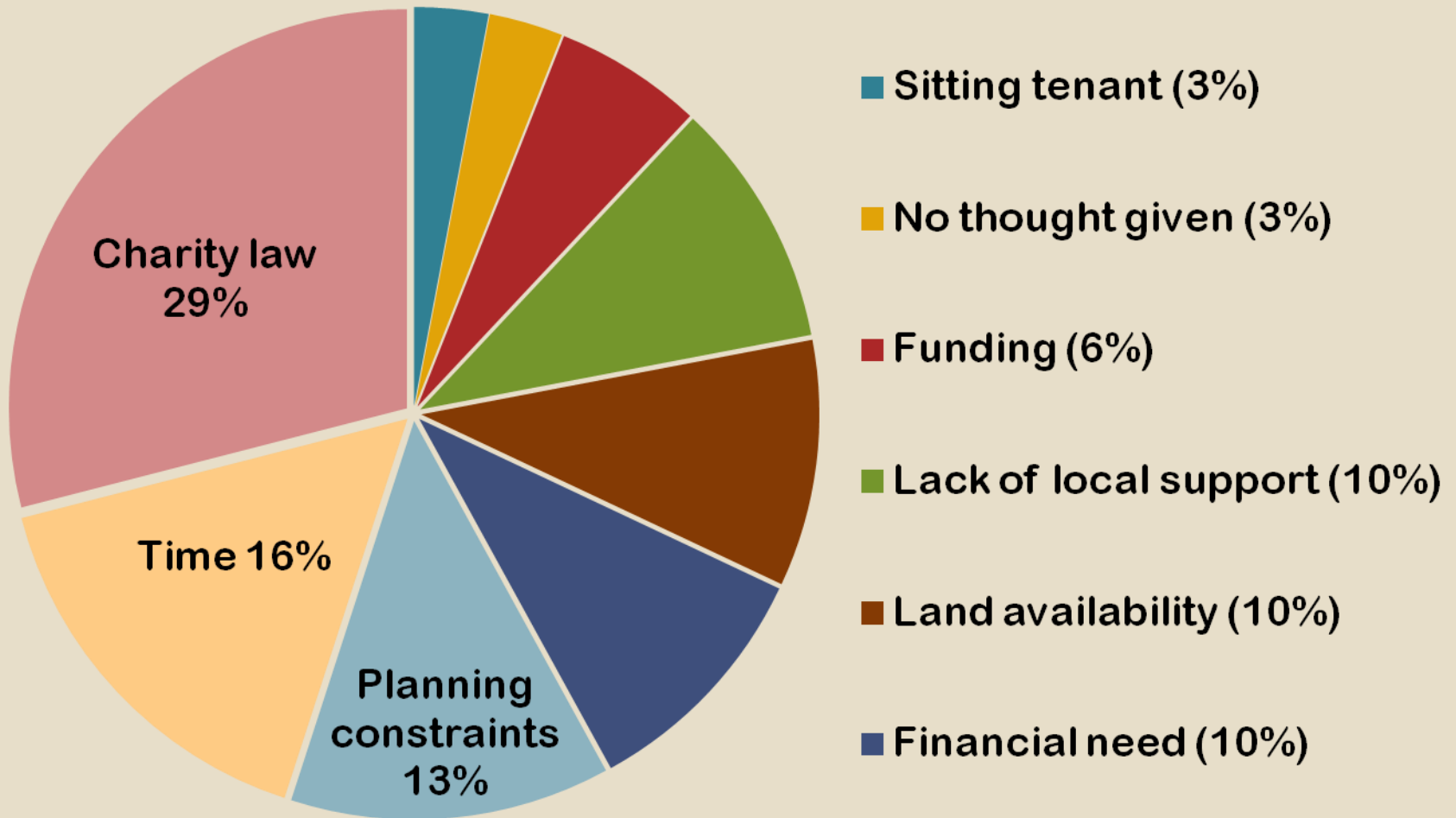
Good intentions into bricks & mortar



- **Demonstrate Christian concern**
- **Practical help - share good practice**
- **Provide solutions to problems**
- **Reconcile social and pragmatic objectives**
- **Highlight options for stewardship**
- **Encourage partnership opportunities**
- **Provide advice - explain what action can be taken**



Survey – obstacles to development



Base for this question: 26 respondents (19 C of E) / March 2008



What can Churches do?



- Need to fund mission, but spiritual duty to use resources for those in need - encourage a long-term view.
- Balance between social objective of valuing everyone and pragmatic objective of complying with charity law and maximising investment returns.



Charities Act (1993, Section 36)



- The Doctrine of Christianity enables the ‘best value’ test to be passed.
- Written objectives don’t need to provide specifically for those in housing need.
- If a disposal is furthering a charity’s purposes, then it can be made at less than best price.

‘Many people would understand that part of the doctrine of Christianity is the assistance of poor and needy people and therefore activities towards those ends could be seen as a means of advancing Christianity.’



The art of persuasion!

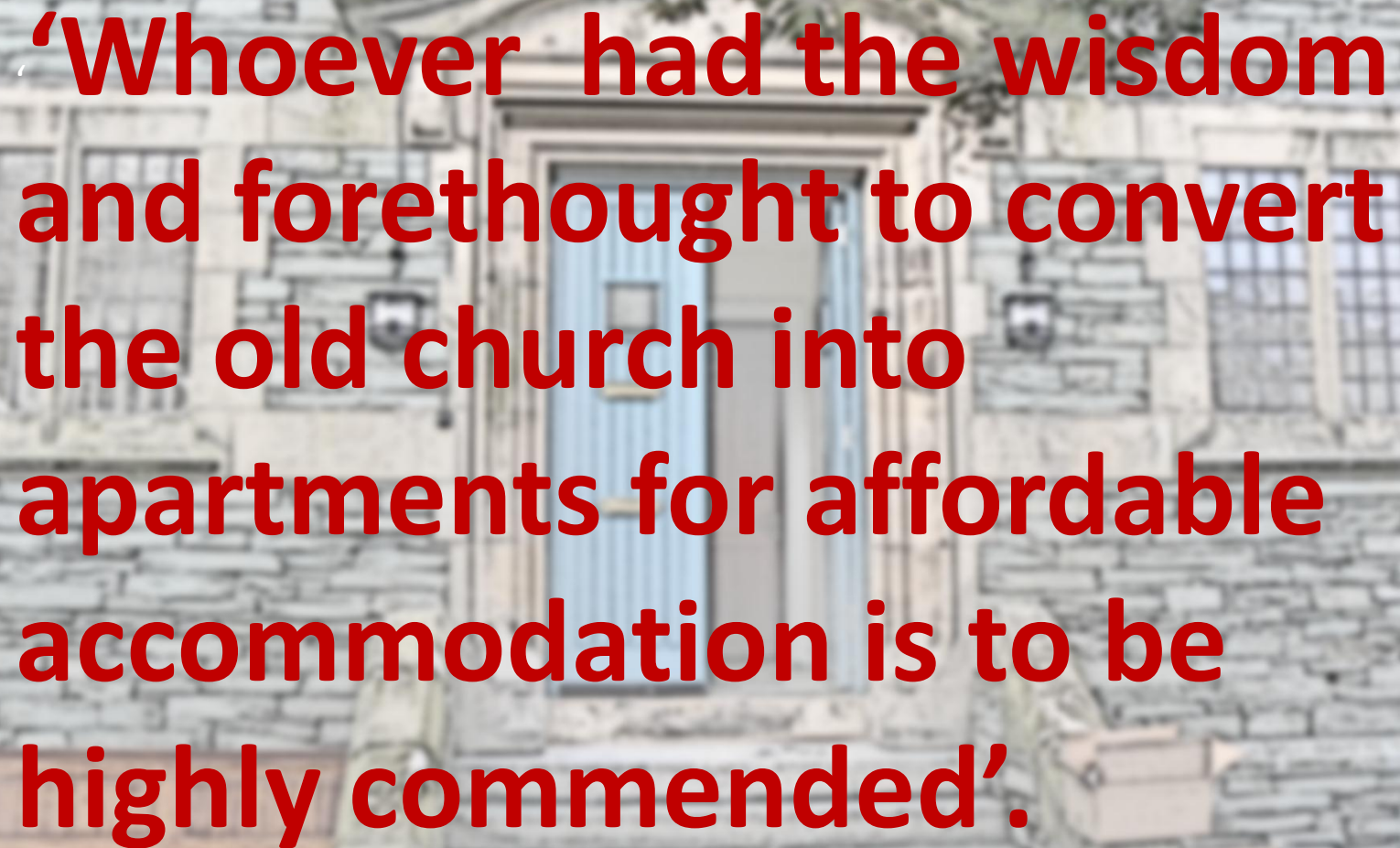


- **Best value disposal option**
- **Leasehold sale**
- **Part conversion**
- **Fulfil mission/good community relations**
- **Managed and controlled by an RP**
- **Measures to protect reversionary value**
- **Supported by DBSR**









‘Whoever had the wisdom and forethought to convert the old church into apartments for affordable accommodation is to be highly commended’.



Contact



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