

Affordable Consultancy

Property Services for

Charities & Social Enterprises

Back2Work Covid Risk Assessments
Property Strategies for Hybrid Working
Property Health Checks – Prioritise Spending
Energy Performance Maximiser – Cut Costs
& Carbon Footprint with an Enhanced EPC
Sustainability Strategies for Faith Groups
Webinar Training & Options Appraisals

All our team are fully qualified,
insured & DBS checked



Contact our Senior Property Advisor
Simon Taylor, to discuss your needs:

Simon.taylor@ethicalproperty.org.uk

Tel: 01923 594 407



Proud members of:



Back2Work

Covid Risk Assessments

For charities, social enterprises & not-for-profit organisations. The new affordable service from the No.1 property advice charity for the UK voluntary sector.

- Supports charity trustees & managers to adapt and plan for the future – safely & affordably.
- Ensures staff, volunteers & stakeholders can interact safely.
- Mitigates risk and places your premises at the heart of your charity's success.

This service includes a site visit with suitable social distancing and an easy to understand follow-up report which covers:

- Review building entrances and lobby areas – covering the maximum numbers of visitors and staff with control options.

- Pathway options around the building with possible one-way-systems aided by signage or barrier methods.
- Options for hygienic control of surfaces, including floors, walls, ceilings and worktop surfaces.
- Review of specification of furniture for example fabric covered seating.
- Review of how visitors meet and interact with staff: including procedures and provision of temporary or permanent 'sneeze' screening.
- Review of general maintenance including cleaning and air extraction systems.
- Review of 'hot spot' risk areas including kitchens.



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“The work EPF did with us was brilliant. I very much enjoyed working with EPF and was very satisfied with everything and everyone we engaged with”

Catherine Sama, Chief Officer
Kingsmeadow@MadeForever

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Property Strategies

for Hybrid Working

A new affordable service devised especially for organisations, planning for the future post-lockdown, by the UK's leading property advice charity.

The COVID-19 pandemic has created serious property management issues for many charities and social enterprises. As we return to work, with many staff and volunteers now working part of the week at home. Many are reappraising their property needs. How can premises be managed and cater for a hybrid working life, in a climate of financial uncertainty?

The Ethical Property Foundation works with hundreds of charities and social enterprises. Our experienced team helps organisations to re-imagine a future with affordable, sustainable premises safe for staff, volunteers and service users post COVID-19.

- Do you need your property?
- Is your current property fit for purpose?
- How do you create a safe, hybrid-working environment?
- Can hybrid-working support people at home and office?
- Who and how should you engage with on re-organisation of your property?
- What is the best way to approach & negotiate with your landlord?
- How much could you save?
- What will it cost?

“We received clear and accurate advice on how to proceed with a complex property transaction and would certainly use these services again if the need arises”

Andy Dean, Haltwhistle Partnership, Northumberland



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Small image: Petit Miracles Shepherd's Bush London W12 – teaching disadvantaged people how to upcycle furniture

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Property Health Checks

Prioritise Spending



For charities, social enterprises & not-for-profit organisations. The affordable diagnostic service from the No.1 property advice charity for the UK voluntary sector.

- Helps your charity prioritise property spending.
- Helps you save money & cut waste.
- Supports trustees and staff to plan effectively for future success.
- Places your premises at the heart of your social mission.

Our affordable Property Health Check is a diagnostic tool which includes a site visit with suitable social distancing and an easy to understand follow-up report with practical notes and recommendations covering:

- Tenure, Lease & Ownership
- Property Management Skills & Process
- Use & Condition
- Health & Safety
- Energy Efficiency & Sustainability
- Security
- Risk Management
- Budgeting



“The Property Health Check enabled us to get a clear view on what we needed to focus on to manage the buildings we own, as well as an action plan for key issues. Trustees felt it offered ‘good value for money’ based on similar commercial services. EPF asked challenging questions which helped us better understand what we needed to do, now and in the medium to long term”

Edward Pickering CEO, Citizens Advice Craven and Harrogate Districts

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Energy Performance

Maximiser

The new affordable service from the No.1 property advice charity for the UK voluntary sector.

- Helps save money with cheaper energy bills.
- Reduces your carbon footprint & minimises disruption.
- Explains mandatory requirements.
- Secures an Energy Performance Certificate rating of E or above.

In 2018 a major change in property law means landlords need to ensure their buildings comply with the Energy Act. This meets with the Minimum Energy Efficiency Standards (MEES) and certifies every property has an Energy Performance Certificate (EPC) rating of E or above.

This service includes a site visit with suitable social distancing and an easy to understand follow-up report:

- Takes you through the different requirements, avoids tech speak, and gives common sense answers.
- Explains liabilities for EPCs for tenant and/or landlord.
- Requirements for EPCs. Low cost and minimum solutions.
- Ensures continued operation and use of property.
- Passes building regulations.
- Saves energy.

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“We were very pleased with your property report. Thank you so much for the help you are providing us. We were also very much helped by your recent morning's seminar on lease negotiations. Much appreciated”

Bert Weenink Kinergy
Bristol Jan. 2021



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Sustainability Strategies

for Faith Groups

A new affordable service devised especially for places of worship by the UK's leading property advice charity.

- Demonstrate good management and stewardship of your building.
- Save money and reduce unnecessary stress.
- Create a safe and sustainable place of worship for your congregation.
- Understand risk and how to prioritise spending.

The COVID-19 pandemic has created serious property management issues for many voluntary organisations. As congregations return to their places of worship, many local faith groups must reappraise how their place of worship is to be managed and cared for in the long term, often with much reduced income.

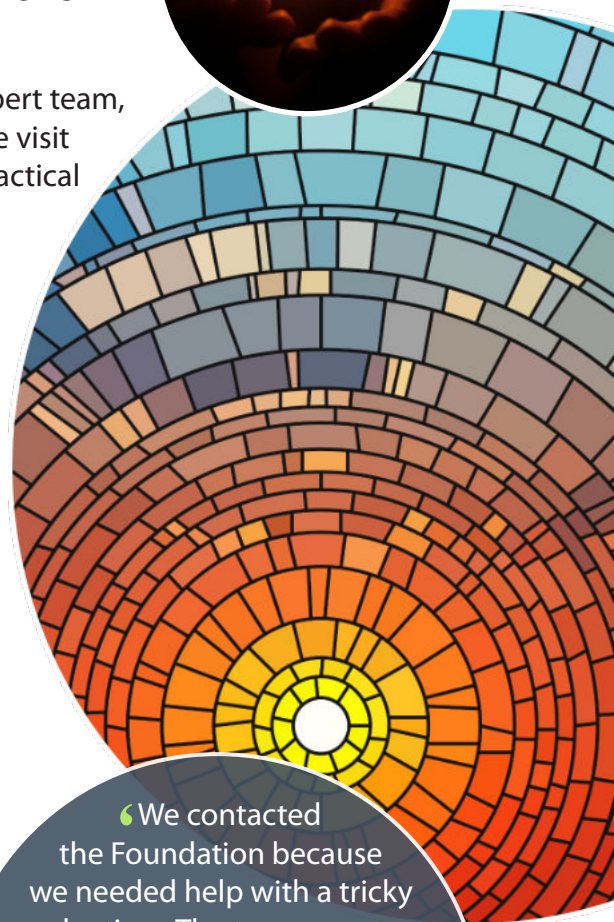
The Ethical Property Foundation has designed a new affordable consultancy service especially for faith groups managing places of worship.

Delivered by our expert team, you will receive a site visit and a report with practical suggestions and recommendations which covers:

- Property Management
- Skills & Process
- Use & Condition
- Health & Safety Matters
- Energy Efficiency & Sustainability.
- Security Risk Management
- Budgeting

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“We contacted the Foundation because we needed help with a tricky valuation. The team were so helpful and sensitive to our needs as a faith group: giving us context and information, and sourcing a first class valuer who did a thorough job. We felt really supported”

Kathryn Perry, Clerk Premises Committee
Richmond Quaker Meeting

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Webinar Training & Options Appraisals



- **Property Strategies** help your organisation plan for success for the long term. What will the post-COVID 19 workplace look like? Do you need a property at all? How much do you need to spend?
- **Options Appraisals** support charities with recommendations to help make the most of your building whether rented or owned.
- **Tried & Tested Strategic Property Training** for trustees and senior management team via webinars – for confident & knowledgeable decision making.



✔ Ethical Property Foundation provided a property strategy development report outlining how to maximise income from and make better use of the building in its current state. Our charity has been so impressed with your service. Thank you. You really helped us move forward with our premises strategy by making key decisions based on expert advice ✔

Youth Access Clapham South
London



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The Environment Trust Twickenham TW2
– caring for the improvement, preservation
& protection of the local environment

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Why choose the Ethical Property Foundation?

We are a small, registered charity specialising in helping charities and not-for-profits with their property premises issues. We understand your governance and financial constraints and our expert advice is independent and confidential. We can also access legal and surveying advice on your behalf on a *pro bono* and reduced fee basis.

Affordable Property Consultancy

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

Free Property Education

Practical problem-solving webinars to help voluntary organisations: learn basic premises management, save money on premises costs, manage community asset transfers, acquire buildings successfully.

Free Property Support

Expert advice for small voluntary groups plus additional legal and surveying support on a *pro bono* or discounted basis supplied by our Register of experienced property professionals.

Property Research

Free sector-led research showing the key property trends affecting voluntary organisations. Available from [our website](#)

Our charitable mission is to build a property confident and knowledgeable voluntary sector capable of managing premises effectively, whether rented or owned. All affordable consultancy income supports our free property advice services for local community groups.

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