



**inspiredsolutions**

Creating homes  
together

Private & Confidential

# Welcome to a new future for social housing



The  
highlights



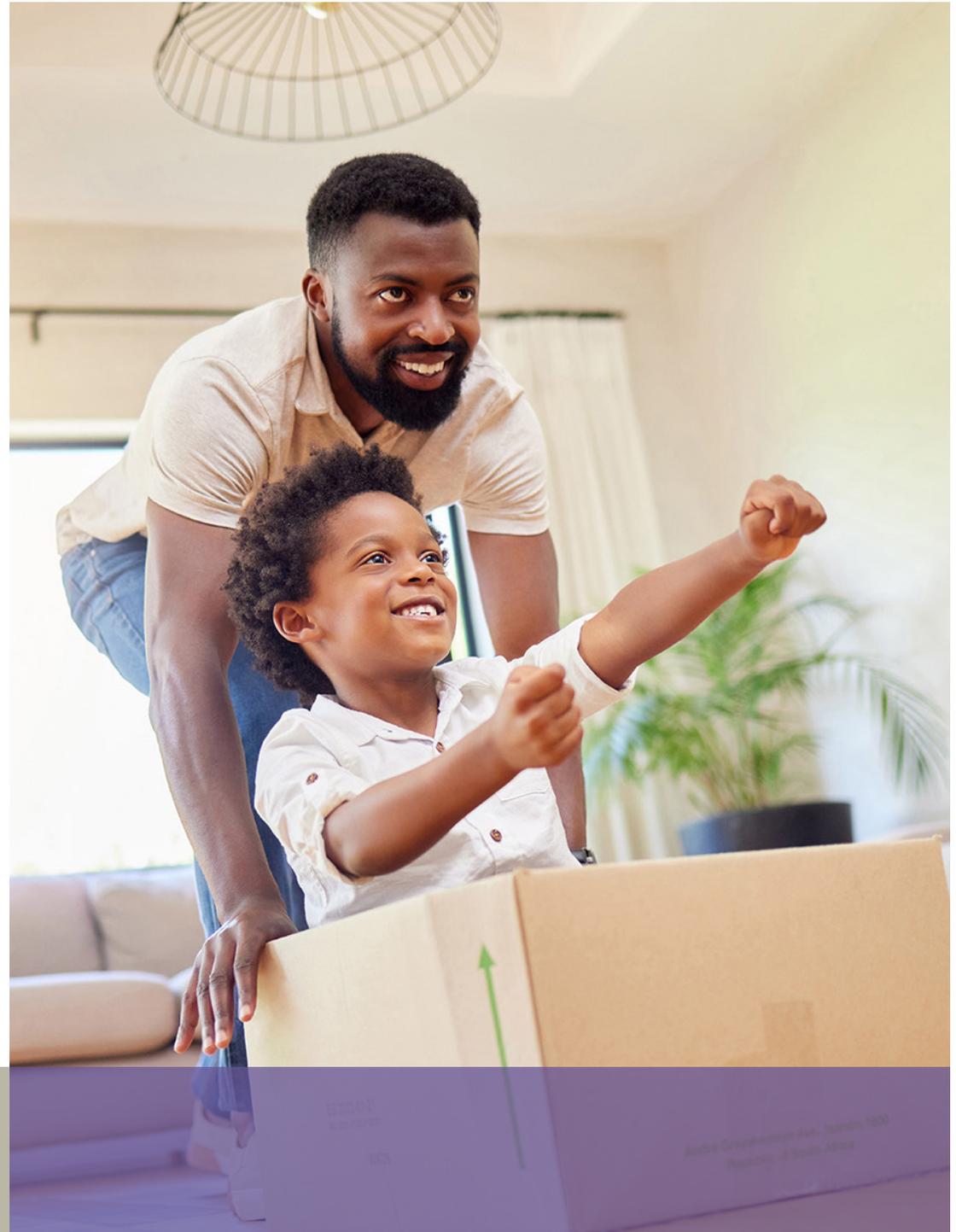
# Summary

- Inspired Solutions is a collaboration between industry leading experts who share a vision to provide a fully funded solution to the social housing crisis and deliver high quality, inclusive homes to those in need
- Inspired has found an innovative new way to fund and deliver high quality social homes, putting tenant wellbeing at the heart of our strategy
- We build or refurbish high quality, inclusive homes for local authorities that address their social housing needs, at no cost to the local authority
- The relationship with the local authority provides a level of confidence to investors that the buildings will always have tenants
- The rents on the homes offer return on investment and long-term income for Inspired's pension customers
- Rent will always be at or below local housing allowance rates
- All homes are delivered, serviced and maintained to the highest level at no cost to the local authority and the local authority will never have financial exposure
- At the end of the lease term, the building will transfer to the local authority for a peppercorn sum
- Tried and tested technology from other industries provides all homes with inclusive and innovative management systems and green energy



# What we do

- We fund new-build and redevelopment projects that provide high quality social housing to those in need, at no cost to the local authorities
- We partner with organisations that share our vision and we have the capability to build or refurbish high quality, inclusive homes that meet everyone's needs
- We design, build and finish homes that last, with tenant wellbeing at the heart of our strategy
- We include green energy in everything we do, making our homes cheaper to run and more sustainable
- We provide homes to people in need
- We deliver and maintain new build and renovation social housing for local authorities and registered providers, who can implement how they want to use our homes for their tenants





# How we do it

- We use private sector funds to deliver high quality, inclusive properties to local authorities, housing associations and registered providers
- The rent on the building offers return on investment and long-term income for Inspired Solutions' pension customers, reducing the risk and exposure created by traditional market volatility
- We listen to the issues and we do our research. By bringing together the very best available technology in building and maintaining our homes, we make them cheaper to run, to everyone's benefit
- We have sought out technology and initiatives from other industries to provide the best solutions for tenants. We will use these to provide cost and energy savings, meaning we provide very affordable homes that ensure sustainability and efficiency
- We create financial benefits through green energy. These are shared between our pension customers, our partners and tenants through our Green Energy Tariff, and re-invested in maintaining our buildings

# Who benefits?

## Tenants

- High quality spaces that people are proud to call 'home'
- Affordable energy tariff to help with cost of living
- Inclusive, safe and welcoming communities
- Homes that are built with tenant requirements in mind
- Technology that makes life easier and safer



## Local Authorities

- High quality homes that meet social housing needs and reduce waiting lists
- Increase in income from rents
- Rents are never above local housing allowance rates
- No financial exposure, now or in the future
- No ongoing maintenance costs
- All properties are maintained to a high standard
- The building transfers for a peppercorn sum at the end of the lease
- Green energy helps deliver on net zero targets



## Inspired Solutions

- The relationship with the local authority provides a level of confidence that the buildings will always have tenants
- Rents from the tenants provide long-term income for Inspired's pension customers
- Rent on the buildings offers return on investment
- The impact of market volatility is reduced for pension customers
- Assists Inspired in achieving its ESG targets



## Local Places

- Job creation for local people, both direct and through the supply chain
- Opportunities to supply goods to the project
- Increased economic activity in the local area
- Local skills development
- Investment in local communities and their spaces
- Infrastructure improvements
- Shared best practice and knowledge transfer
- Support for local small businesses



## Pension Customers

- More reliable income stream
- Reduced reliance on state provision in difficult economic conditions
- Reduced reliance on local authorities for welfare provision
- Guaranteed 40 year pension



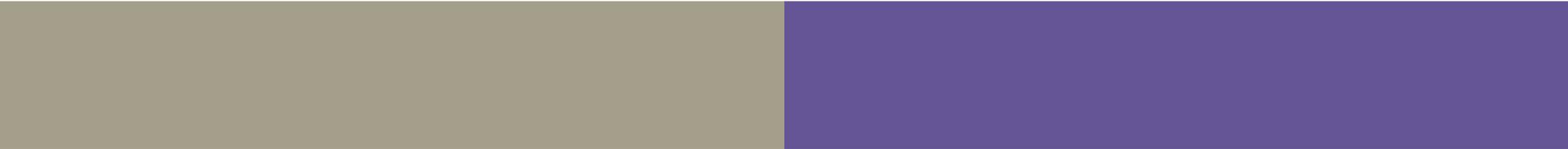


# Working with local authorities

## **The local authority commits to:**

- Introducing tenants in need of high quality, social housing, whose rental obligations are funded by the DWP
- Fostering a mutual partnership that secures the best outcomes for local areas during the planning process
- Long term leases that grant financial predictability for Inspired's pension customers

## **Inspired Solutions commits to:**

- Providing homes to people in need
  - Funding new-build and redevelopment projects that provide high quality social housing to those in need, at no cost to the local authorities
  - Designing, building and finishing homes that last, with tenant wellbeing at the heart of our strategy
  - Including green energy in everything we do and sharing cost benefits with partners and tenants through the Green Energy Tariff
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# The details



# Our vision

To provide a fully funded solution for social housing and deliver high quality, inclusive homes and communities to those in need.



# Our story

In 2020 a think tank of financial experts from the world of banking and investment came together to solve the problem of volatility on assets held within pension funds. They realised that the rental income from social housing was the perfect fit and solution, while also providing high quality homes for those in need.

Since this beginning in 2020 Inspired Solutions has gathered together a team of industry leaders from finance, construction, property management and local government to provide high quality homes for people in need.

We are passionate about creating inclusive and modern spaces for people and families, so we put tenant wellbeing at the heart of our strategy.





# Our guiding principles

Everything we do is guided by some basic beliefs. These support our vision to provide a fully funded solution to social housing and deliver high quality, inclusive homes to those in need.

They shape our actions and guide our solutions, every day:

- We always put tenant wellbeing at the heart of everything we do
- We ensure all people and families feel safe and secure in their homes
- We create high quality spaces that people and families are proud to call 'home'
- We deliver homes, not just houses, creating thriving communities
- We use the very best, proven technology to design out problems, create better buildings and reduce maintenance costs
- We help release local authorities from their financial burden
- We help with the energy crisis by creating energy efficient homes
- We create real and lasting social impact and benefits to the community
- We enable housing associations and regulated providers to give an exceptional service
- We do good, by doing good business and supporting charities that share our goals

# Tenant focused solutions

Having created the funding proposition, we turned our attention to the details of delivering homes to the very highest standards. We took time to listen and understand the impacts on of the shortages in social housing and supported living on local authorities, communities, people and families.

We understand the psychological damage that uncertainty brings to people and families. Putting tenant wellbeing at the heart of our strategy means that people and families are proud to call our affordable, high quality spaces 'home'.

Having researched the issues that are most important to tenants, we designed out the factors that we know affect their wellbeing and designed in lasting solutions. We have looked at current and future needs, researching the very best of the available proven technology to design and create high quality, inclusive homes that have the highest possible energy efficiency.

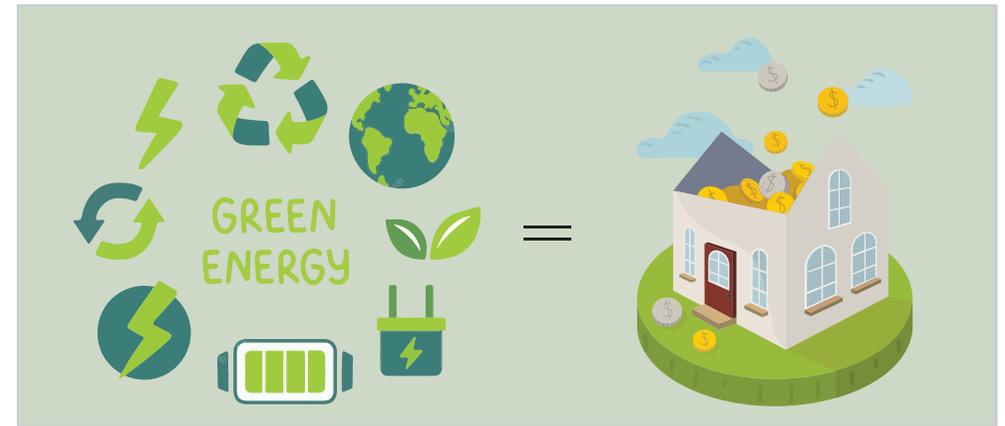


# Fuel poverty & cost of living

Rising fuel prices affect everyone, but particularly the most vulnerable. This is why we have invested in research to find real solutions for our tenants. The result is our Green Energy Tariff. Green energy is cheaper than buying from the grid and provides a tangible cost saving for people and families, but it requires an up-front investment that few can afford.

Our funding model allows us to build energy efficiency into our homes from the outset and we share cost savings with tenants and partners from day one. We have identified and secured green energy technologies from other sectors - including hotels, leisure, transport and manufacturing, and adapted them for use in our homes.

Green energy is improving all the time and we are committed to staying ahead of developments. We will constantly scan the market, joining with partners who offer the best available solutions for every home. Green energy solutions are affordable, sustainable and support our goal to target carbon zero in all our homes.



The use of Green energy creates substantial financial benefits for Inspired Solutions.



We share this with our partners & tenants, who pay for their energy through our Green Energy Tariff, which is cheaper than buying from the grid.



We also use these funds to finance the ongoing maintenance of our homes.

# Bringing our vision to life

We have the experience, passion and commitment to make a difference and to provide a fully funded solution to social housing and deliver high quality, inclusive homes and communities to those in need.

We will create a new generation of homes, with a focus on raising the benchmark for social housing and supported living. We combine a forward-thinking approach to social housing and supported living issues, while remaining true to our social responsibilities and sensitive to the needs of our environment.

To achieve this, we have created a substantial funding proposition with our banking counterparts (JP Morgan) tailored to the specific needs of the social housing and supported living and sectors.

We will fund the redevelopment of existing stock as well as new build projects. Given the current economic climate and the pressures on scarce resources, we understand the urgency in delivering these much-needed homes and how to do so within local housing allowance rates.





# Technology

Our extensive research and adaptation of existing technologies means that our homes will be designed, constructed, and finished with longevity and clean energy in mind.

We have developed our technology package in line with our guiding principles and our focus on tenant wellbeing.

Each home will be equipped with multiple systems to protect tenants and support their welfare. Our technology will also enable proactive maintenance and stop issues before they happen. Not only does this mean minimal maintenance is required, it creates a more positive environment and supports tenant wellbeing.

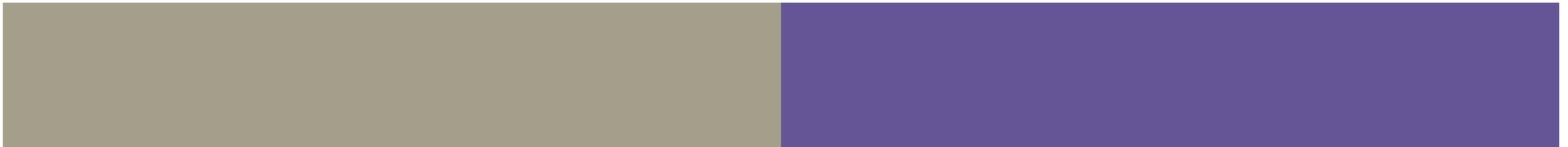
## Examples of technology in use:

Solar and wind power will sit alongside technology to monitor fuel usage, condensation, dampness, and mould. Humidity detection will link to mechanical extraction systems, and raised humidity will trigger extraction before it results in mould in the home.

# Community spaces

Providing quality community spaces supports our principle of putting tenant wellbeing at the heart of what we do.

As part of our commitment to providing new homes, we will work with local authorities, charities and community partners to find ways to provide spaces that support the needs of the communities where we're based. From community centres and playgrounds to community gardens, we work with appropriate local and national charities to make spaces where the community can thrive and grow together.



# How we deliver

We use private sector funds to deliver off-balance sheet (local authority) property solutions to local authorities, housing associations and registered providers and have created a package of tailored solutions to support their placemaking initiatives.

We understand that local authorities and their tenants have specific needs and we continue to work closely with them, alongside housing associations and registered providers, to give the best solutions for people and families. It is within our guiding principles to deliver homes, not just houses, within thriving communities. We will continue to foster relationships with authorities throughout the UK to understand different places, recognising that everyone's needs are different and respecting the diversity of social needs for each area.

The homes we build will be designed, constructed, and finished with longevity and clean energy in mind. By bringing together the very best available proven technology under our roofs, we are able to provide very affordable homes that ensure sustainability and efficiency. Our unique design and proven technology enable us to create homes for today that not only exceed EPC standards of conventional buildings, but will future proof our homes with a zero-carbon target.



# How the model works

Inspired Solutions will provide high quality, inclusive social housing at no cost to local authorities, creating an immediate and permanent solution to housing shortages while supporting economic growth. Inspired helps solve social housing shortages by providing energy efficient homes with low rents that will never exceed the local housing allowance.

Our leasehold model, in collaboration with JP Morgan and Inspiring Community Homes (Part of Trebbi Group), provides the funding mechanism to build, refurbish and deliver the highest quality new-build social housing. We enter a long dated reversionary lease with the local authority, starting on the date of the practical completion of a building. The rent on the building offers long-term income for Inspired Solutions' pension customers and the council has high quality homes that address its social housing needs. At the end of the lease term, the building will transfer to the council at a 'peppercorn' cost.

A key aspect of our proposal is setting rent no higher than the local housing allowance rate determined by the DWP. This means that there is no liability for the local authority, now or in the future. Our goal is to reduce the need for maintenance throughout the home's lifespan. We provide options to maintain the property on behalf of the local authority, which can save costs for the council in both the short and long-term.



# Fire safety

Fire safety is an important factor in our ability to build new homes. We ensure that the use of materials meets all necessary building regulations.

The use of fire consultants and quality assurance procedures on fire safety is always a primary objective in the new homes we build.





# Ecology

We will design and construct our new homes in the most sustainable manner possible and with care for the environment.

We take care to protect existing habitats, introducing new or alternative habitats as appropriate to each project.

We employ specialist ecologists to conduct site surveys and impact assessments, working with our design and construction teams to advise on all aspects of habitat management and creation.



# Warranties & third party guarantees

Our homes will have a suitable 10 year structural warranty. This will be through the NHBC or similar. All certification will be provided to the local authority to ensure adequate cover in the event of a defect.

All subcontractors and professionals will have third party collateral warranties with the local authority. Again, adding additional contractual protection in the event of a latent or patent defect.

All of our products come with different lengths of warranties and will be allocated to the local authority to draw upon in the event of an issue.

# How far have Inspired got so far

Inspired has 8 sites at the LOI stage, of which 5 have progressed to HOT's and have been publicly announced as of the 23rd September. Upon approval, Inspired will start to deliver 752 homes across 8 sites.



# The team

**Simon Smith**

(Board)



- Managing Director, Inspired Solutions
- Financial consultant providing regulated investment management and advice

**Charles Benson**

(Board)



- Founder and Director, Inspired Solutions
- Lawyer, investor and entrepreneur who is passionate about social housing

**Craig Hibbert**

(Board)



- Managing Director, Trebbi Group
- Expertise in all aspects of construction delivery

**Carsten Sennov**

(Board)



- Group COO, Inspired Solutions
- Expertise in Start-ups, Energy & Technology as well as Operational structure

**Bill Pollard**



- Specialist in residential, destination and commercial property
- Leads complex transformation projects and acquisitions

**Adam Tyas**



- Managing Director, Inspiring Community Homes
- Expertise in large scale residential construction and social housing

**John Jory**



- Specialist in local government
- Former council Chief Executive

**Kevin Stewart**



- President of IRRV
- 40+ year in local government. Specialist in revenues and benefits

**Geoff Brooks**



- Founder and CEO, Alpha Beta Partners
- Specialist in retirement solutions

**Andrew Thompson**



- Founder, Alpha Beta Partners
- Specialist in corporate financial structuring and compliance

**Richard Garrod**



- Founder, Inspired Solutions and Trireme Pension Services Ltd
- Specialist in tax issues and reliefs specific to property sector



For more information visit  
[inspired-solutions.uk](https://inspired-solutions.uk)





## Inspired Solutions

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