

# THE ARCHBISHOPS' COUNCIL SOCIAL IMPACT INVESTMENT PROGRAMME

Impact Report 2021 – 2022

 THE CHURCH  
OF ENGLAND

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# FOREWORD

We are delighted to share the achievements of this exciting new programme where the Church has been able to use its funding in a different way to invest in social innovators tackling some of the entrenched social and environmental challenges facing our communities.

It is vital as a Church that we continue to help in addressing housing need, continue to strengthen vulnerable communities and preserve the natural environment for future generations. This £25m programme enables our investment to reach new organisations who are finding innovative ways to support those most in need across our society.

It is exciting to see the work this programme has been able to achieve in its first two years and how the Church can further its mission through impact focused investment. We hope that our efforts to establish this programme can encourage others down a similar journey.

*Mark Sheard, Trustee and Chair of the Mission and Public Affairs Council*

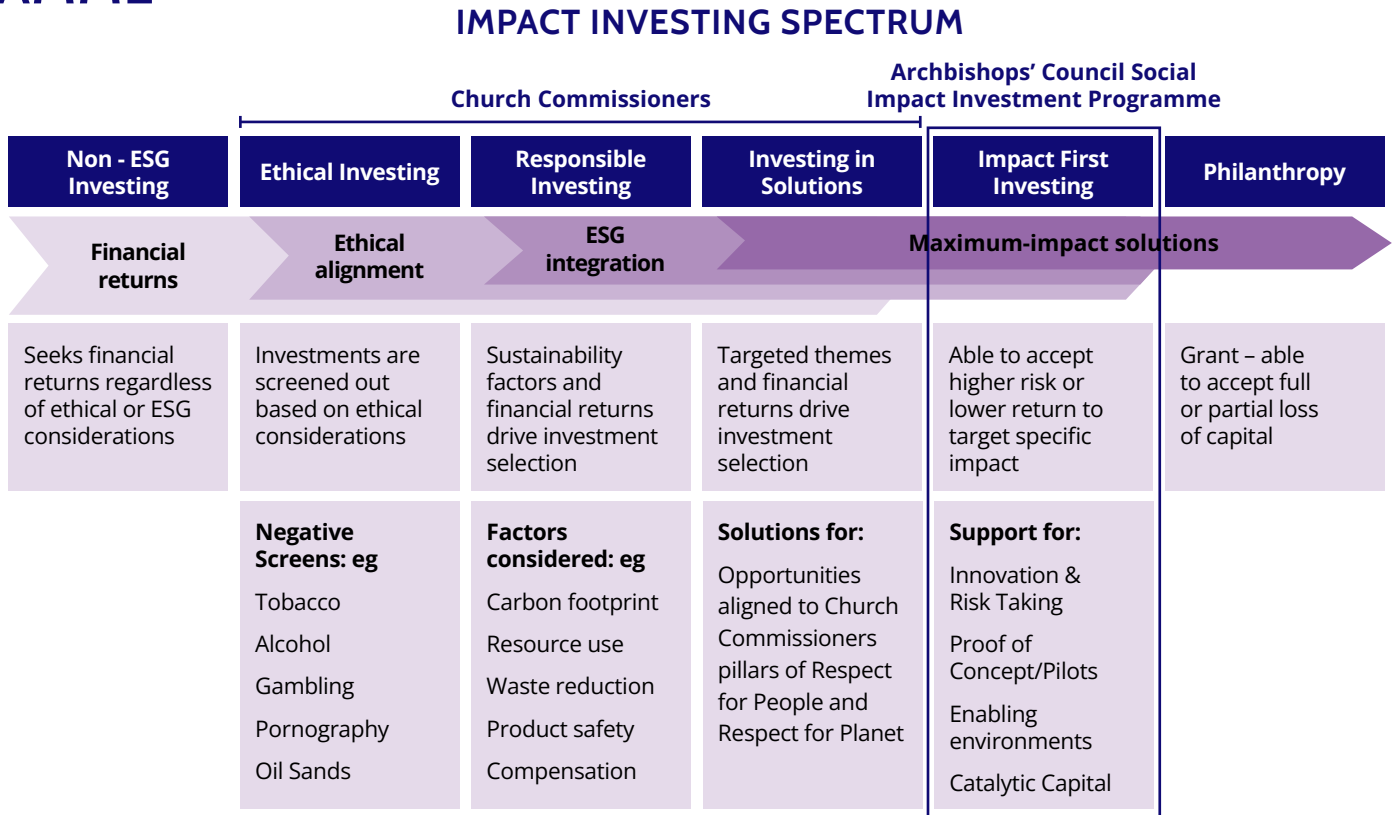
*Carl Hughes, Chair of the Archbishops' Council Investment Committee*

# RATIONALE FOR A SOCIAL IMPACT INVESTMENT PROGRAMME

The Church of England's Social Impact Investment Programme was established in 2020 to explore the potential for investment capital to advance the missional objectives of the Church, as embodied by the Church of England's Five Marks of Mission<sup>1</sup>. This was in response to the growing need to develop investment-based models to tackle deep rooted social challenges where traditionally organisations may have relied more heavily on grant funding which is too scarce a resource given the scale of the challenge.

The need for investment to address social problems such as housing for the vulnerable, access to affordable credit, better social care and a just transition has been highlighted both within and outside the Church<sup>2</sup>. The need has been made even more urgent by the cost of living crisis and the Covid-19 pandemic which have magnified structural inequalities and landed disproportionately on marginalised and vulnerable communities.

The Church Commissioners allocated £25m by way of a grant to the Archbishops' Council to establish the Social Impact Investment Programme and enable the Church to operate across the investment spectrum. The Church aims to play a catalytic role in drawing more capital into maximum impact solutions. The Programme complements the investment approach of the Church Commissioners.



The Church Commissioners manage, in perpetuity, a £10bn endowment fund which must contribute to the cost of mission projects, dioceses in low-income areas, bishops, cathedrals and pensions. The Church Commissioners investment strategy, aligned with the Church's teachings and values, seeks to influence the world positively through operating ethical guidelines and responsible investment criteria and embracing environmental, social and governance issues. The target rate of return is set at CPIH +4%.

The Social Impact Investment Programme aims to mobilise capital in a way that stimulates innovation and inclusion while bridging finance gaps. We can do this by accepting higher risk or lower returns in order to make investments that target specific areas of need aligned to the Church's mission. This is also termed "Impact First" investing.

The Programme is overseen by the Archbishops' Council Investment Committee.

<sup>1</sup> See page 3 for further information on Five Marks of Mission    <sup>2</sup> Archbishops' Commission on Housing and Community; Archbishops Commission - Care and Support Reimagined; 2018 Climate Synod  
<sup>3</sup> £16m was allocated in 2020-2022 Triennium with a further £9m allocated in the 2023-2025 Triennium

# OUR APPROACH TO IMPACT

We worked through a Theory of Change process to clarify the mission of the Programme, to provide a clear link between that mission and the investment approach and to provide a way of evaluating learnings and the impact achieved.

The Church of England's purpose is set out in the Five Marks of Mission. Taken together, the Five Marks make a powerful and complementary starting point for the Church's sense of its own identity and the meaning of its actions. Each Mark relates to and requires the other and the Five should be taken as a unity.

1. To proclaim the Good News of the Kingdom
2. To teach, baptise and nurture new believers
3. To respond to human need by loving service
4. To seek to transform unjust structures of society, to challenge violence of every kind and to pursue peace and reconciliation
5. To strive to safeguard the integrity of creation and sustain and renew the life of the earth



## The Programme's Overall Mission

To advance the Church's missional objectives for those who are marginalised and in the most deprived communities.

To invest in a way that catalyses additional investment and that maintains the real value of our capital over time.

## The People and Places we aim to support

We will respond to the Bible's consistent refrain that God has a special concern for the most vulnerable and excluded from society.

Focusing on England and the UK, we will support those who suffer most from the effects of pressing systemic issues such as inequality and environmental degradation.

## The impact we hope to achieve

Through our investments, we aim to:

- Increase access to suitable housing.
- Empower vulnerable communities.
- Increase access to responsible and affordable financial services.
- Support a just transition to Net Zero Carbon emissions that benefits local communities.

## How will we achieve this ?

By investing predominantly in fund or intermediated structures we will access expertise, diversify risk and bring a greater scale of finance to our mission.

By using patient, flexible and risk tolerant capital we will help investment approaches establish scale and track records.

We will support proof-of-concept models and champion new solutions.

We will establish, nurture and leverage relationships with mission-aligned investors, promoting collaboration.

We will work alongside grant capital, where this can increase the reach of our investments.

We will make investments that can maintain the real value of our capital over time, allowing it to be recycled for future impact.

## How will we measure our impact & learn?

We will use the Impact Management Project's five dimensions of impact to measure our impact and assess the contribution of our capital.

We will learn from our first investments and refine our approach.

# IMPACT ASSESSMENT, MEASUREMENT AND MONITORING

We consider the combined force of the Five Marks of Mission in guiding our investment approach and mapping the programme's impact themes and outcomes.






The investment framework and policies developed by the Church's Ethical Investment Advisory Group (EIAG) are an additional source of guidance for the Programme. The EIAG's framework allows us to address and respond to complex ethical questions as well as systemic environmental, social and governance risks posed by our investments in a way that is grounded in Christian teaching and tradition.

We use the Impact Management Project's (IMP) five dimensions of impact framework to assess and measure impact. We use this framework throughout our process: at pre-investment to ensure mission alignment, thesis-fit and to assess risk, through to post-Investment impact monitoring and management. This structure enables us to assess, at an individual investment and at a fund level, how successful the programme is in meeting its intended impact.

As our programme is in the early stages of deployment, our ability to evidence quantitative impact at a programme level is limited. For the purpose of this report, we will use case studies from our first investments to showcase impact. We will also highlight the specific United Nations' Sustainable Development Goals (SDGs) these investments contribute to.

As the programme scales and makes more investments, the intention is to report via a set of programme level metrics.

The IMP reached global consensus that impact can be deconstructed into five dimensions:

Impact Dimension	Impact questions each dimension seeks to answer
<b>What</b> 	<ul style="list-style-type: none"> <li>• What outcome occurs in the period?</li> <li>• How important is the outcome to the people (or planet) experiencing it?</li> </ul>
<b>Who</b> 	<ul style="list-style-type: none"> <li>• Who experiences the outcome?</li> <li>• How under-served are the affected stakeholders in relation to the outcome?</li> </ul>
<b>How much</b> 	<ul style="list-style-type: none"> <li>• How much of the outcome occurs – across scale, depth and duration?</li> </ul>
<b>Contribution</b> 	<ul style="list-style-type: none"> <li>• What is the enterprise's contribution to the outcome, accounting for what would have happened anyway?</li> </ul>
<b>Risk</b> 	<ul style="list-style-type: none"> <li>• What is the risk to people and planet that impact does not occur as expected?</li> </ul>



# AN OVERVIEW OF OUR INVESTMENTS TO DATE






Four investments have been made to date which meet the impact and financial goals of the Programme. Two of the investments target the provision of safe and stable housing for those most in need and two of the investments provide loan financing to charities and social enterprises serving vulnerable people and communities across the UK. Grass-roots level charities and social enterprises have been integral in the response to both Covid and the cost of living crisis due to their deep knowledge of vulnerable and marginalised groups and how best to serve them. Total capital committed to date is £5.7m and the investments offer a net return in the region of 3 - 7%.

Investment	Commitment	Term	Council's Investment Structure	Summary Impact Thesis	Innovation/ Contribution to Solutions	The Programme's Catalytic Role
<b>Targeting Housing Need</b>						
Women in Safe Homes	£1.6m	10-12 years	Limited Partner in a Fund	The fund buys and refurbishes houses which it leases to expert women's sector housing partners helping them to address the crisis in safe and stable accommodation for vulnerable women and their children including victims of domestic abuse, victims of exploitation and those leaving criminal justice system.	First gender-lens property fund.	Part of an important fundraising round, one year after launch, increasing the fund from £20m to £26m. WISH achieved its final close at £29m at the end of 2022 .
Social & Sustainable Housing II (SASHII)	£2m	13-15 years	Limited Partner in a Fund	The fund provides loan finance to charitable organisations which in turn provide housing with high levels of support to vulnerable people. The loans cover 100% of the purchase and refurbishment costs of houses in local communities.	Innovative risk sharing loan finance solution supporting charitable organisations to own rather than lease property.	Key early investor supporting a £35m first close for this follow on fund enabling the manager to respond to early pipeline and scale its impact. The fund is still raising capital.
<b>Loan Finance to Charities and Social Enterprises serving Vulnerable People and Communities</b>						
Recovery Loan Fund (RLF)	£1m	10 years	Senior Loan	The fund provides unsecured loans between £150,000 to £1.5m at an affordable fixed interest rate to charities and social enterprises to support their post-pandemic recovery.	Innovative use of a British Business Bank guarantee to provide loans on affordable terms. Grants are used to support applications from under-represented groups.	Key early investor supporting £10m first close. Loan finance works alongside grant funding from Access Foundation. The fund is still raising capital.
Charity Bank	£1.1m	Equity	Equity Investment in Charity Bank	Charity Bank is an ethical bank that uses its savers money to provide loans to charities and Social Enterprises serving their local communities. Loans are predominantly floating rate and secured and support a range of needs including housing, social care, skills development and tackling loneliness.	Permanent role as a dedicated social bank creates opportunity for innovation. The bank will use an Access Foundation grant to support unsecured lending and will focus on new "green lending" products.	Every £1m of equity can leverage approx. £7m of savings to provide around £8m of social loans. Investor group committed to social purpose supports Charity Bank to remain dedicated to the social sector.

# WOMEN IN SAFE HOMES

## JOINT VENTURE OF RESONANCE & PATRON CAPITAL

### Assessment of Impact

<b>What</b> 	<p>This £29m fund helps address the chronic shortage of safe, stable and affordable housing for vulnerable women at risk of homelessness. The fund acquires and refurbishes properties, leasing them to its expert, gender and trauma-informed housing partners.</p>
<b>Who</b> 	<p>Women and children at risk of homelessness, particularly those escaping domestic abuse and leaving the criminal justice system.</p>
<b>How Much</b> 	<p>As at 31.12.22 the fund had committed £11.2m (39% of funds) to buying 51 homes for 6 housing partners*. With a combined need for 60 further properties, there are 3 new partners in due diligence. Beneficiaries of the homes to date have experience of Domestic Abuse (82%) and the Criminal Justice System (18%).</p>
<b>Contribution to Solution</b> 	<p>Women in Safe Homes is the first property fund to adopt a gender-lens, recognising and addressing women's systemic oppression through the provision of appropriate accommodation. The fund will also improve the environmental performance of their housing portfolio, ensuring compliance with future EPC rating requirements.</p>
<b>Mitigating impact Risk</b> 	<p>Resonance is an experienced social impact fund manager and the housing partners have a deep knowledge and history of supporting vulnerable women.</p>

### Alignment with Marks of Mission

Providing safe homes for the vulnerable distinctly aligns with the Church's mission as set out in the Archbishops' Commission on Housing, Church and Community which calls for housing to be sustainable, safe, stable, sociable and satisfying and recognises the role that issues such as relationship breakdown and mental health crises play in creating homelessness.

*Too often women leave prison ready to turn their lives around, but without the resources and support to be able to do it we are setting them up to fail. Having a safe, secure place to live is the baseline for being able to change their lives for the better, enabling them to get a job, rebuild family ties and escape unhealthy relationships'*  
 Jolan Gergely, Nacro



© Tom Price

*'It's amazing to me that I have people in my life here who care about making my room look nice!'* Service User

### Spotlight on Housing Partner Nacro

Grounded in the belief that everyone deserves the support necessary to move forward and build positive futures, Nacro provides women leaving the criminal justice system with safe, decent and stable homes. Their tailored support, responsive to complex needs supports women to become more independent and resilient.

In 2022, Nacro:

- Housed 1500 people on their release from prison
- Secured £25,000 in rent deposits to support access to private rental market
- Service users achieved 75% of target outcomes

Women in Safe Homes has allowed Nacro to offer this invaluable service to even more women leaving prison.

So far, the fund has handed over 6 two-bedroom properties, in which up to 12 women are safely housed, with a further 2 two-bedroom houses in refurbishment.

### Spotlight on Housing Partner Ella's

Stemming from Christian roots, Ella's provides urgent safe-house accommodation, rehabilitation, and trauma-informed long-term support for women who have survived trafficking and exploitation. Supporting women to recover and to build lives that are safe and free, Ella's currently have two safe houses and are seeking to expand. In 2021-2022 Ella's:

- Housed 47 Women and 29 children
- Supported 39 women into Education, employment or training

Being part of the Women in Safe Homes project will allow Ella's to slowly increase their scale and their experience in property management without the asset responsibility. The support also bolsters their learning in property pipeline and refurbishment skills. Currently turning away 87% of eligible referrals due to capacity, Ella's hopes the partnership will allow them to scale their trauma-informed approach by adding another safe-house to their portfolio.








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\*Daizybell (29 properties); Refuge (1); Nacro (8); Safer Places (4); Stop Domestic Abuse (1) Conveyancing/refurbishment (8)

# RECOVERY LOAN FUND (RLF)

## MANAGED BY SOCIAL INVESTMENT BUSINESS

### Assessment of Impact

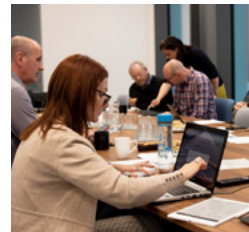
<b>What</b> 	<p>£10m fund to provide unsecured loans to charities and social enterprises to support them with their post-pandemic recovery. Loans range from £150k-£1.5m (average £300k) have a fixed rate of 7.9% and terms of up to 6 years.</p>
<b>Who</b> 	<p>Vulnerable groups including those experiencing poverty, vulnerable young people, people with learning disabilities and the homeless. The outcomes spectrum of the current loan book covers: Mental Health and Wellbeing 12%; Training and Education 17%; Housing/facilities 18%; Community 17%; Employment 12%; Financial Inclusion 6%, Arts/heritage/sport 12%; Families, friends and Relationships 6%</p>
<b>How Much</b> 	<p>As at 31.12.22 loans were approved to 22 organisations, totalling £6.5m (66% of available funds)</p>
<b>Contribution to Solution</b> 	<p>The fund provides for loans to charities and social enterprises to be backed by a British Business Bank Guarantee enabling unsecured lending at affordable rates. Grant funding from The Access Foundation provides grants of up to 100% of loan value to support applications from underrepresented groups.</p>
<b>Mitigating impact Risk</b> 	<p>All borrowers are charities and social enterprises and Social Investment Business is an experienced lender in the sector.</p>

#### Alignment with Marks of Mission

Helping those who suffered disproportionately as a result of the pandemic clearly speaks to the Church's mission "we are called to stand with those who are marginalised or excluded or suffer from the effects of the most pressing systemic issues facing humanity today such as inequality and environmental degradation".

*'We were guided through the process from start to finish and could not have felt more supported'*

Julie Hawker,  
Cosmic Co-CEO



*'An important part of the product is creating credit files for future loans as if we can't help these customers there really isn't anywhere else for them to go'*

Simon Dukes,  
CEO Fair for You Finance



#### Spotlight on Loan to Project Cosmic - £100k loan with 24 month term

Project Cosmic is a Social Enterprise with digital inclusion at its heart. The services provided by Project Cosmic target those at risk of digital exclusion, and the disadvantage that accompanies it.

During the pandemic, Cosmic wanted to respond to the increase in demand for digital skills by taking on new digital training contracts. This required upfront working capital which commercial banks were not interested in providing. Cosmic had a loan with RLF approved within two months which allowed them to take on two new contracts, significantly growing their service and securing greater organisational sustainability.

One of the new contracts is the Restart Scheme, part of the Government's wider Plan for Jobs, which supports those who are on Universal Credit due to their job being negatively impacted by Covid. The scheme helps individuals build the confidence, skills and ability to re-enter the workforce. Since 2021, Cosmic's Restart contract has been successful in supporting 526 people into a new job.

#### Spotlight on Loan to Fair for You Finance - £500k loan with 72 month term

Fair for You Finance is a Community Interest Company, helping people to access credit on terms that work for them. They help vulnerable groups such as single parents and those with disabilities to buy essentials for their homes including white goods, electronics and soft furnishings. Since 2015, Fair for You have generated an estimated £60m of Social Value for 40,000 customers.






The loan from RLF allowed them to fully fund a proof-of-concept Food Club Card pilot in partnership with Iceland. The card, now rolled out nationally, is a credit facility of up to £100 for vulnerable customers which allows struggling families to keep food on the table at difficult times of the year such as Christmas and the school holidays. Following the pilot, the card was redesigned and is now interest-free for the customer. The interest-free loan is paid back at a rate of £10 per week. In addition to accessing food, the card allows financially excluded people to build their credit files, strengthening their position for access to other finance.

- 92% of customers have stopped (59%) or reduced (33%) using food banks
- 71% are better able to pay for food and other essentials
- 80% reported usage of loan sharks has dropped
- 57% feel less stressed, anxious and depressed about their finance



# CHARITY BANK

## Assessment of Impact

<b>What</b> 	<p>Charity Bank is a loans and ethical savings bank providing loans to charities and social enterprises addressing areas of need including housing, education, social care, and other community services. Loans are up to £5m and are typically secured against property and carry a floating rate of interest.</p>
<b>Who</b> 	<p>Charity Bank prioritises organisations serving the most vulnerable groups in the most deprived areas. They also extend their outreach to systemically underfunded groups to increase diversity. In 2022 61% of their lending was in the 40% most deprived areas.</p>
<b>How Much</b> 	<p>As at 31.12.22, Charity Bank had loans outstanding of £275.4m to 428 organisations.</p>
<b>Contribution to Solution</b> 	<p>Charities and social enterprises often struggle to access finance to innovate, grow and improve their services. Charity Bank has an in-depth understanding of its clients' needs - and represents a permanent source of finance for the sector. An investment from The Access Foundation will allow some smaller unsecured loans. Charity Bank is also growing its activity in the 'green lending' space.</p>
<b>Mitigating impact Risk</b> 	<p>Charity Bank lends to charities and social enterprises after a detailed assessment of the purpose of the loan and its wider social impact.</p>

### Alignment with Marks of Mission

In 2022, 39% of Charity Bank's new loans were made to fund housing and facilities projects, 18% to education, 13% to physical health and wellbeing and 3% to community and citizenship projects, all themes that work to support the combined message of the Marks of Mission.

*'Charity Bank have always been very speedy at coming back to us if we have a question. They've been very helpful, particularly compared to other banks we've dealt with. We're not seen as important to the bigger banks, but with Charity Bank, we're treated fairly, as a valued customer'*

Mark Patterson, treasurer and former treasurer, Chris Matthew

*'Charity Bank strike exactly the right balance between business and empathy. They take the time to understand the sector, but also our organisational philosophy, even taking time to visit our site for the Christmas carol concert'*

Sue Goodliffe, Trust Accountant



### Spotlight on Christ Church Aughton- £325k loan with a 25 year term

Christ Church Aughton is an Anglican parish church in Ormskirk, Lancashire. In 2010 they were gifted an old school building to repurpose as a ministry centre. While they raised a large proportion of the required funds themselves, they still required a loan.

Having experienced disinterest from high street banks, they found Charity Bank to be much more understanding of their charitable status. The loan allowed them to establish the centre far quicker than depending on future fundraising alone. The flexible payment terms also allowed them to overpay at times, for example when gifted a legacy.

The centre is now home to a large café and numerous activities from prayer meetings to toddler groups. Many activities are aimed at older people such as social groups and lunch clubs. Approximately 500 people use the centre each week, including:

- 80 volunteers
- 15 members of The Cave men's group
- 40-50 café visitors a day

### Spotlight on the Bevern Trust - 2 loans (£176k +£550k) with a 24 year term

Founded on and upholding Christian values, the Bevern Trust provides residential care to young adults with complex needs.

Underpinned by their belief that everyone has the right to live their life in abundance, their services allow people with profound disabilities to live truly active and fulfilling lives, in a home where they can feel safe and loved while receiving compassionate care. Providing a 'home for life', Bevern Trust prides itself on its tailored person-centred care for its 11 full-time residents.

The trust have twice used Charity Bank to assist them in scaling their provision: firstly extending their existing premises; and secondly to buy a neighbouring property – allowing them to extend their facilities.

# SUMMARY IMPACT ASSESSMENT

As the Programme is in the very early stages of deployment we have made a qualitative assessment of our 4 investments to date against the outcomes of the programme taken as a whole as set out in the table below.

Progress Against Outcomes	WISH	RLF	SASH II*	Charity Bank
<b>Housing and Community</b>				
Access to housing that is sustainable, safe, stable, sociable and satisfying	✓	✓	✓	✓
Empowering marginalised and vulnerable groups in our communities	✓	✓	✓	✓
<b>Financial Inclusion</b>				
Increasing the supply of relevant, affordable and responsible credit and financial services		✓		✓
<b>The Environment</b>				
A just transition to achieve Net Zero carbon emissions by 2050, ensuring such transition benefits local communities	✓		✓	✓
<b>Maintaining the real value of the capital invested</b>				
Ensuring the capital is available to be recycled for future investments	✓	✓	✓	✓
<b>Unlocking further investment towards these outcomes</b>				
Creating a track record for impact first investing to attract further capital to the sector	✓	✓	✓	✓
Partnerships created with mission aligned asset owners	✓	✓	✓	✓

We monitor how our investments contribute to the United Nations Sustainable Development Goals. Together, our investments contribute to the following goals:



- ✓ Actively contributing
- ✓ Work in progress
- \* SASH II launched in Q4 2022 and will commence deploying in 2023

[THE 17 GOALS | Sustainable Development \(un.org\)](https://www.un.org/sustainabledevelopment/)



# LESSONS LEARNED AND LOOKING FORWARD

## Reflections and Achievements to Date

- The Council is very pleased to have made some early investment commitments which clearly target the Programme's outcomes and will contribute to our learning.
- These investments have been made through fund managers and intermediaries who are experienced in delivering measurable social impact and who are using our capital commitments to support innovative new investment approaches.
- We continue to think that fund and intermediated structures have the greatest potential to build the scale of capital required to address entrenched social challenges but they can bring with them a degree of complexity, deployment challenges and extended timescales while raising additional capital.
- The Council has been able to play an important catalytic role in each of our early investments but the environment for raising capital is currently very challenging for fund managers.
- We have worked in partnership with other mission-aligned investors on due diligence and legal discussions and this has been extremely valuable given the resource intensity of assessing innovative investment opportunities from both a financial and impact perspective.
- Grant funding external to the Social Investment Programme's allocation, in particular from The Access Foundation, has enabled our investment funding to better reach under-represented groups and has supported innovation.

## Looking forward

- Higher interest rates and higher inflation in the short to medium term present challenges to achieving both the impact and financial goals of the Social Impact Investment Programme, but we will continue to respond to the very real need for catalytic investment in this economic climate.
- We will look for opportunities to work with social entrepreneurs within the church community to explore how some of the assets and influence of the wider Church can be leveraged to achieve the impact goals of the Programme, particularly in housing and the transition to Net Zero.
- While the Programme's four investments to date focus on funding charities and social enterprises there remains an opportunity to explore profit-with-purpose business models which target the Programme's outcomes.
- As the Programme matures, we will dedicate time to identifying a set of consistent metrics to measure impact at overall programme level and to more clearly articulate how our capital is contributing to advancing the Church's missional objectives.
- We will also seek to more clearly articulate our impact in working with mission-aligned investors and the catalytic role we can play in attracting further investment to impact solutions.



# ARCHBISHOPS' COUNCIL INVESTMENT COMMITTEE

## Carl Hughes – Chair

Carl is Chair of the Investment Committee and is also Deputy Chair of the Archbishops' Council Finance Committee. Carl is a member of the General Synod, a Non-Executive Director of EnQuest Plc and was an audit partner at Andersen and Deloitte for over 20 years.

## John Spence

John is Chair of the Archbishops' Council Finance Committee and the Church of England Strategic Investment Board as well as a Trustee of the Archbishops' Council. Prior to his work with the Church, John had a 30 year career with Lloyds Bank and in 2013 was awarded a CBE for services to business

## Mark Sheard

Mark is a Trustee of the Archbishops' Council, has served as Chair of the Mission and Public Affairs Council and as part of the Strategic Investment Board. Beginning in advertising, he has more recently served in a number of Trustee roles including the Disasters Emergency Committee (DEC), and has been CEO of World Vision UK since 2020.

## Steven Skakel

Steven is a Member of the Archbishops' Council Finance Committee and also Chair of the Birmingham Diocesan Board of Finance. Steven was a Trustee of Barrow Cadbury Trust between 2014 and 2022.

## Duncan Owen\* – Nominated by the Church Commissioners

Duncan served as a member of the Investment Committee until 31.12.2022 when his term as a Member of the Church Commissioners Assets Committee came to an end. Duncan brought considerable property investment expertise to the Committee.

## Nigel Timmins – Nominated by the Church Commissioners

Nigel was appointed as a Church Commissioner in 2021 and joined the Archbishops' Council Investment Committee in March 2023. Nigel has worked in international Humanitarian affairs for over 25 years and has held senior leadership positions at Oxfam, Christian Aid and Tearfund.

## Emma Osborne\*

Emma served as a member of the Investment Committee for over 9 years until March 2023 bringing a wealth of investment expertise. Emma is also a member of the Church of England Pensions Board.

## Danielle Walker Palmour

Danielle joined the Investment Committee in March 2021 to bring specific experience of social impact investment. Danielle is currently Director of Friends Provident Foundation and was a Non-Executive Director of Big Society Capital from 2011 to 2019.

## Alex Goodenough

Alex joined the Investment Committee in March 2021 to bring specific experience of social impact investment. Alex is currently Innovative Finance Lead at British International Investment and prior to that was an Investment Director at Big Society Capital.

# TEAM

## Vanessa Morphet – Head of Social Impact Investment

Vanessa joined the Archbishops Council in early 2021 to set up the Social Impact Investment Programme. Vanessa previously led work in Government on social impact investing policy and has a background in both the financial services and not for profit sectors. [vanessa.morphet@churchofengland.org](mailto:vanessa.morphet@churchofengland.org)

## Louise Sutton – Social Impact Investment Manager

Louise leads the Programme's work on Impact assessment, measurement and monitoring. Louise has significant operations and business development experience in the Children's Social Care sphere including setting up social impact bond structures. [louise.sutton@churchofengland.org](mailto:louise.sutton@churchofengland.org)

\*No longer serving

# GLOSSARY

## Archbishops Council

The Archbishops' Council was established in 1999. The Council is a charity, set up in law to co-ordinate, promote, aid and further the work and mission of the Church. It does this by providing national support to the Church in dioceses and locally, working closely with the House of Bishops and other bodies of the Church. In 2020, the Archbishops' Council set up a Social Impact Investment programme, funded by the Church Commissioners, to deploy social investment capital to advance the Church's missional objectives. The programme is designed to support projects which share the Church of England's Christian values and benefit society.

## Church Commissioners

The Church Commissioners is a faith-based, universal asset owner, invested across the global economy. They manage a £10.1bn perpetual endowment fund to support the mission of the Church of England. Established in 1947, the charitable body has a strategic focus to support the Church's mission and ministry, particularly in areas of need and opportunity. They do this through the effective, sustainable management of the Church's endowment fund – £10.1bn as of Dec 2021. They are a unique investment body, with two duties: to create long-term financial returns to fund mission activities through its churches, cathedrals, and dioceses; and to ensure the way they invest, and what they invest in, brings benefits to the wider world- ensuring their assets can work hardest to change things for the better.

## EIAG

The Ethical Investment Advisory Group (EIAG) supports the Church Commissioners, the Church of England Pensions Board and the CBF Church of England Funds (managed by CCLA), together termed the National Investment Bodies (NIBs). The EIAG provide timely and practical advice to the NIBs to enable them to invest in a way that is distinctly Christian and Anglican. In particular, their advice relates to:

- Assets, sectors or markets in which it would not be appropriate for the NIBs to invest
- Stewardship of the NIBs' investments (including voting and engagement)
- Relationships with managers and other investors
- Policy issues.

## National Church Institutions

The Archbishops' Council and The Church Commissioners are included in a group of 7 organisations collectively known as the National Church Institutions (NCIs), which undertake work for the Church of England.

## Catalytic Investment

We have made use of the MacArthur Foundation's definition of Catalytic Capital in developing our investment approach (Catalytic Capital: Unlocking more Investment and Impact, Tideline: 2019), Catalytic investors are willing to take disproportionate risk and/or lower returns to enable third party investment that may otherwise not be possible.

## Theory of Change

A theory of change is a description of how and why change is expected in a particular context. It clearly maps the links between a programme's activities and how these activities will lead to the desired goal.



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