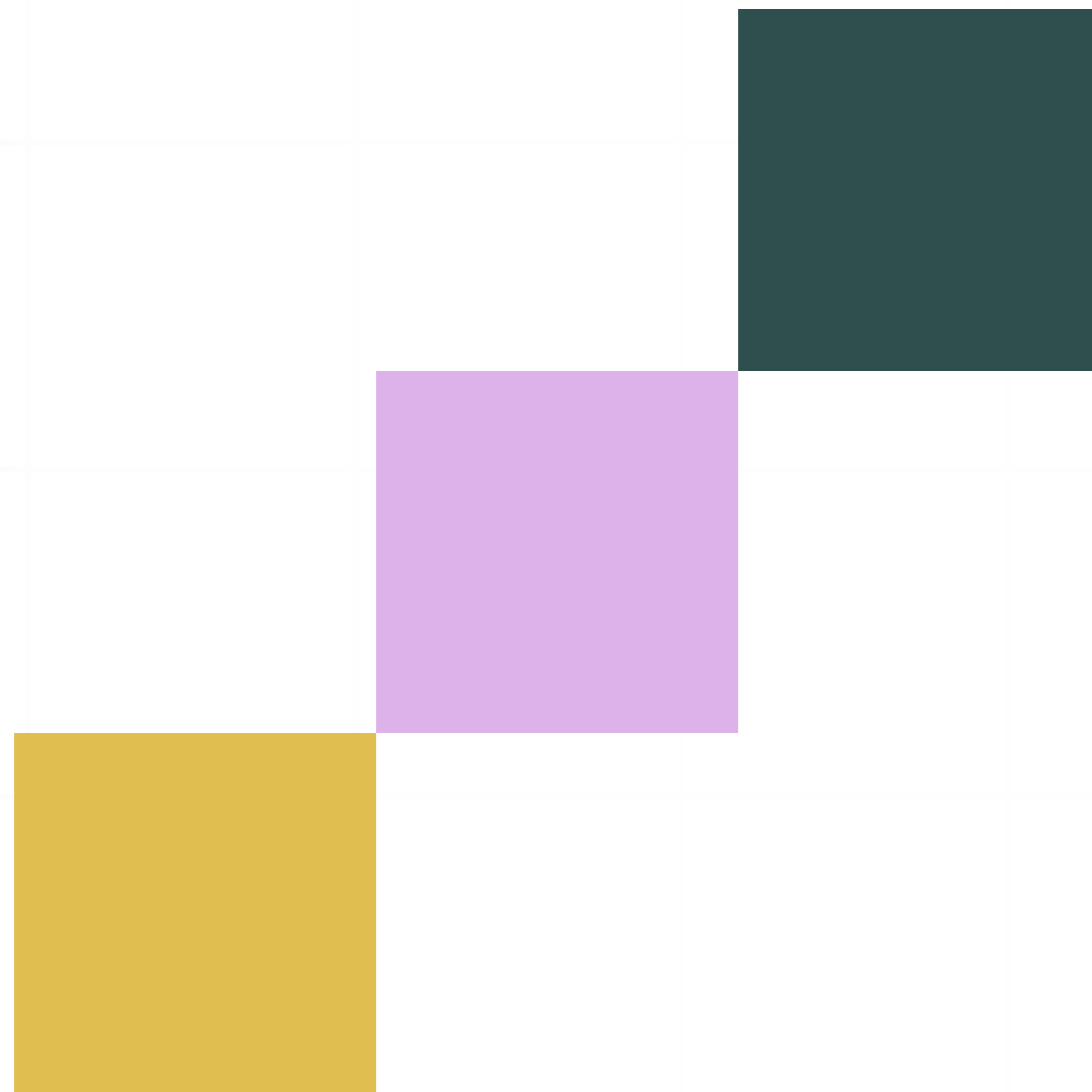


# Our Property Requirements

A CIC DEDICATED TO SUPPORT THE VULNERABLE



# Who are we?

We are a Community Interest Company based in Peterborough, and the city's only 'off the streets' provider for people facing homelessness. We offer immediate access to safe, supported accommodation for vulnerable adults.

Housing is just one part of what we do — it's the support we provide alongside it that makes lasting change possible. Our mission is simple: to offer dignity, stability, and a clear pathway out of homelessness.



# Our Partner

Our services operate across Cambridgeshire, with dedicated accommodation and support teams working at the heart of local communities. Through our close partnership with **Peterborough City Council**, we're able to respond quickly to need, provide safe housing, and connect individuals with the right support at the right time. Together, we're working to break the cycle of homelessness — one person at a time.



# Our Property Requirements

Region: Cambridgeshire



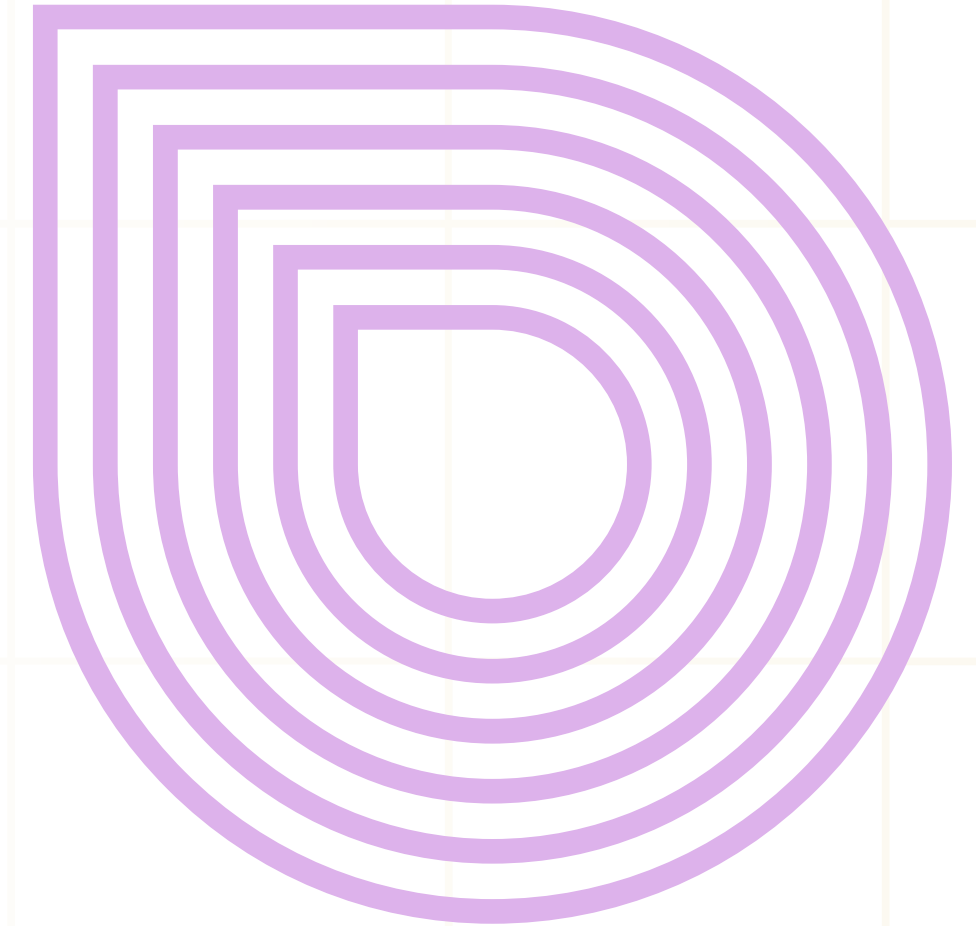
## Freehold Acquisition:

- Large HMOs (6+ units)
- Blocks of flats or offices suitable for conversion
- Portfolios of residential properties
- Land up to 4 acres (1.61 hectares) with development potential

## Lease Opportunities

- 3+ bedroom houses
- Self-contained flats or small blocks
- Properties in lettable condition or requiring refurbishment

With in-house experience across **Planning**, **Refurbishment**, and **Property management**, we're able to move quickly when the right opportunity comes up. Having the team in place means we can shape solutions around the site — whether that's bringing empty buildings back into use or unlocking new potential.

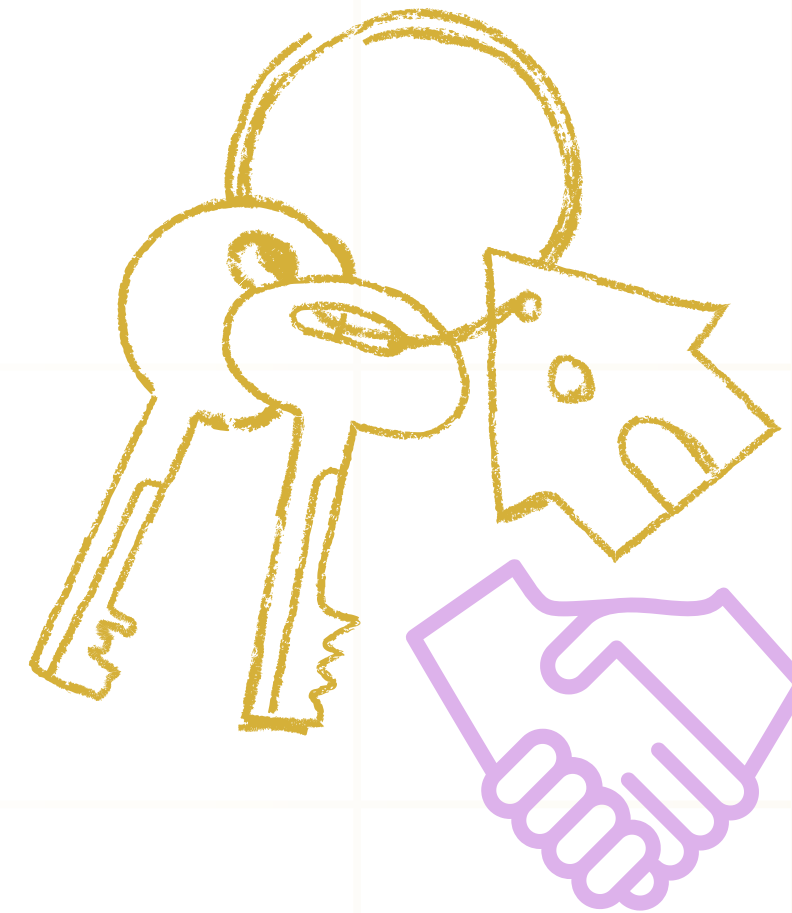


# Why Landlords like to work with us?

We offer a secure, hands-off service for landlords seeking peace of mind while contributing to a meaningful cause.

## What We Provide:

- Guaranteed market-rate rent, paid promptly each month
- Full property management, including maintenance and repairs
- Refurbishment options at our cost (subject to terms)
- HMO licensing and compliance managed entirely by us
- Flexible lease terms with landlord break clauses
- Properties returned in the same—or better—condition
- No void periods
- Direct relationship with a responsible, professional charity
- Leased through a regulated Housing Association for added assurance



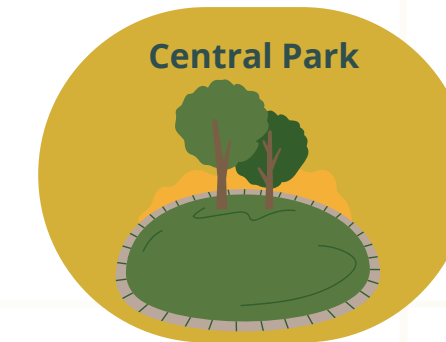


# Eastfield Project

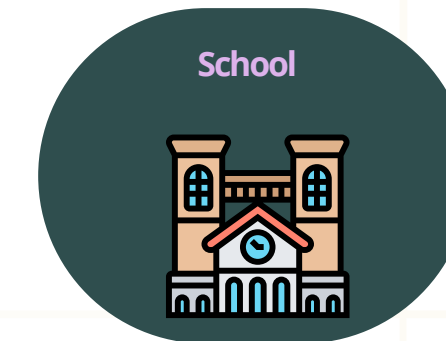
We're proud of what's been achieved at Eastfield Road — and always open to showing people around. What started as an option agreement on a single 4-bed home with a large garden is now a fully completed scheme of four high-quality buildings, providing 17 supported units. With planning consent secured and construction delivered, Eastfield now offers safe, well-managed accommodation and on-site support for those who need it most. It's a clear example of the kind of impact we aim to deliver.



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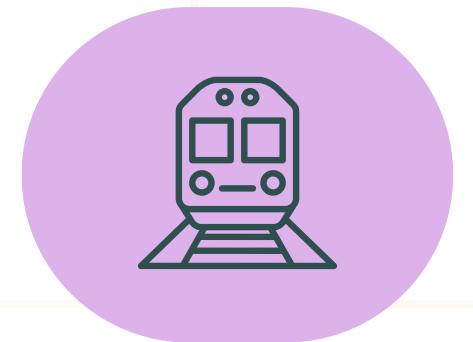
3-mins 



2-mins 



15-mins 



20-mins 

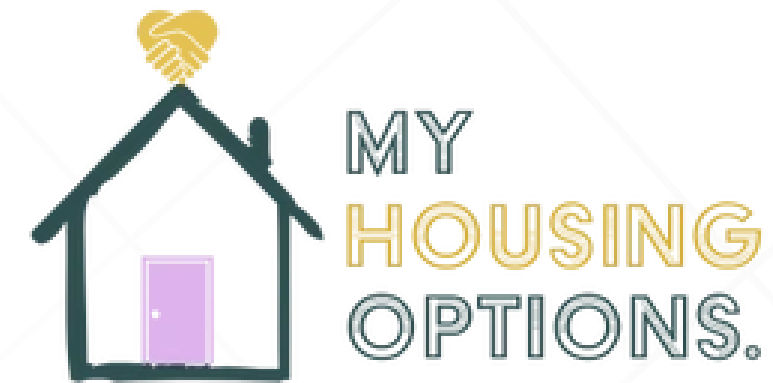


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# Our Office

266D EASTFIELD ROAD,  
PETERBOROUGH,  
PE1 4BE



“ We’re a CIC with a clear purpose — to create lasting change for people facing homelessness. Growth matters to us, but only if it means doing more of what works: Safe Housing, Strong Partnerships, and Practical Support.

We’re always looking to connect with those who share that vision — Landlords, Agents, Developers, or anyone who sees the value in backing something with real impact.

**Thank you for supporting our vision—a future where no one is left without options.”**



**Ibraheem Khan - CEO**

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