

Quaker Housing Trust funding Guidance for Applicants

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QUAKER HOUSING TRUST

The Quaker Housing Trust

Quaker Housing Trust is a practical expression of the long-standing Quaker concern about housing need in Britain. The concern is not just about houses: it is about people and lives, and having a safe, secure and appropriate place to live. It recognises that housing – a home – is a vital element of an inclusive and compassionate society.

Quaker Housing Trust was created in 1967 as Yearly Meeting in Britain's own housing charity. It is a national channel through which Quakers (Friends) can put money directly into projects creating homes. We turn this Quaker vision, energy and money into help for charitable social housing projects which can transform the lives of people who would otherwise be badly housed or homeless.

We welcome applications from a wide range of charitable social housing projects in Britain. As a small charity we wish to use our very limited resources where they can make a genuine and positive difference. Ideally this is by helping small organisations to enhance the quality of their housing provision or to create new homes.

What we fund

Our current priorities

Finding a safe, comfortable and affordable home challenges many people in Britain. Our Quaker testimony of equality means we believe everyone should have access to quality housing. We support charities which provide homes for people who have a particular housing need or are at points of transition in their lives.

Until the end of 2026, we are particularly interested in the following:

- Projects in areas geographically underrepresented in our previous grant applications (East of England, Wales, Southwest of England (Somerset, Devon, Cornwall))
- Organisations working with people with No Recourse to Public Funds
- Organisations working with minoritised communities (as per the definition in the Equality Act 2010)
- Organisations working with people leaving prison

Our aim is to use our funding to create homes. We look to fund projects which meet a real housing need and where our funding makes a real difference.

Environmental standards

We want to fund projects which meet the highest possible environmental standards. We expect these to have been considered at the earliest stages of project planning, and as part of our Best Practice grants we offer an Environment Assessment Grant of up to £6000. All projects are expected to meet the following standards.

Where existing buildings are to be refurbished projects must target an Energy Performance Certificate (EPC) rated C or higher. We also prefer projects where refurbishment is to one of the following standards:

- AECB standard
- EnerPHit, including EnerPHit Step by Step or Passivhaus standards
- Future Homes standards
- Home Quality Mark Excellent or higher

For new housing we prefer projects which target an Energy Performance Certificate (EPC) rated B or higher. We favour projects which meet one of the following standards:

- AECB standard
- Passivhaus Class, Plus or Premium standards
- Future Homes standard
- Home Quality Mark Excellent or higher
- Scottish Building Warrant – Gold

Providing good living spaces

You need to show how the design of the homes you are creating best meet the needs of the occupants, enabling them to live comfortably and safely. For new build or major refurbishment projects, we prefer projects which meet the Nationally Described Space standard for new dwellings.

Rent, occupancy and allocations policy

We will fund projects for housing which your organisation must itself own or lease or have equivalent legal interest in.

QUAKER HOUSING TRUST

We expect length of occupancy in funded homes to be a minimum of three months, so we do not fund transient accommodation such as night-shelters.

We expect homes to be let at a realistic rent which low-income occupants can genuinely afford.

We expect your allocations policy for your homes to meet genuine local housing need.

Eligibility

To be eligible for an award, your organisation must:

- Have legal charitable status
- Be a small organisation with limited funds for the project you want to do
- Operate in England, Scotland, Wales, the Channel Islands or the Isle of Man

‘Legal charitable status’ means your organisation is:

Registered as a charity with the Charity Commission for England and Wales or
Registered as a charity with the Office of the Scottish Charity Regulator (OSCR) and
also have been allocated a charity tax reference number by HMRC or

Recognised as a charity for tax purposes by HMRC and have been allocated a charity
tax reference number by HMRC or

An Area Meeting of the Yearly Meeting of the Religious Society of Friends (Quakers)
in Britain still with Excepted status from the Charity Commission for England and
Wales.

‘Small organisation’ means your annual turnover in the last reporting year was not
more than £ 1,500,000. **‘Limited funds’** means you do not have access to sufficient
income, reserves, statutory funding sources, or other fundraising to pay for the work
you are asking us to help you do. We do not put a financial limit for reserves, but if
you cannot use your reserves for your project, we will expect you to explain why that
is the case.

We do not fund:

- Direct support to individuals
- Support to organisations or groups where the recipients of the funding are
also the direct beneficiaries (such as self-help groups, full mutual co-
operatives, community or co-housing groups)
- Service provision, whether to occupants or other people (eg advice, support,
training or placement services)
- Organisational development, operational or running costs
- Salaries
- Work which should properly be part of a planned maintenance programme
- Housing which is to be sold to the occupants or other private owners
- Housing which is to be rented out for profit or used as an investment property

Our funding programmes

We currently offer three separate funding programmes:

- **Best practice grants** for early in the development of a project to ensure the project reaches the highest possible standards
- The **Main Grants and Loans Programme** to fund projects which create homes
- **The Quaker Assets Housing Feasibility Grants Programme** to fund Quaker communities to consider converting unused and under-used assets to social housing

Best practice grants

We would encourage all organisations at an early stage in developing a project to consider these grants, which are up to £6000. There are three areas which can be funded:

- The **Environmental Assessment Grant** which will fund professional fees associated with helping you to identify and use environmentally-friendly options for your housing project.
- The **Feasibility Study Grant** will help you with the professional fees associated with testing the feasibility of specific proposals for you to improve, expand or create new genuinely affordable rented housing.
- The **Quaker Asset Grant** is for Area Meetings or other Quaker Charities which own property and would like to consider repurposing all or part of their Meeting House to provide affordable housing to those with housing need. Please see below for more details on this type of grant.

For these grants we expect you to detail the specific project you are developing and the impact the grant will have on its development. We expect you to find a suitable professional to undertake the work. If funding is awarded, we expect to receive a copy of the report on its completion. Successful applicants to this scheme are eligible to apply to the Main Grants and Loan Programme to take forward their project.

Who can carry out the work for the Best Practice Grants?

We expect applicants to find a suitable professional to undertake the work. If funding is awarded, we will work closely with the applicant organisation to provide ongoing support and expertise to develop the project. Successful applicants to this scheme are eligible to apply to the Main Grants and Loan Programme to take forward their project.

The Quaker Asset Grant

This programme provides match-funding to Quaker meetings, organisations and charities to test the feasibility of using part or all of a Quaker own property for social housing on its own, or alongside the creation of modern convenient buildings for use by Quakers

The grant would pay for a suitably qualified and experienced architect to carry out the following:

- prepare RIBA Stage 1 feasibility plans to show how new or converted housing could be provided on the Quaker property
- advise on the likelihood of achieving local authority planning approval for the proposal, based on their local knowledge and initial conversations with planners.
- advise on the likely construction cost of the proposal, based on current costs assessed as £/m² internal floor area (not a detailed cost plan)
- advise on the development value of the Quaker owned land or building that would be released for the project.

The Main Grants and Loans Programme

We encourage organisations to make applications to our main programme when a project is well progressed in terms of planning, with feasibility studies undertaken, a robust budget established and relevant planning permissions secured.

- We provide grant funding up to £20,000 to capital projects for people with No Recourse to Public Funds.
- For capital projects generating income from their tenants, trustees will only award loans up to £30,000 and **we will not** offer grants.

This programme will fund capital costs of the project including purchasing property, building costs and refurbishment and renovation costs for new housing provision.

We **do not** fund refurbishment, renovation and retrofitting of an organisation's existing housing provision.

Please note! For awards of over £20,000, we will need to take out a Restriction on Title on the property/properties we are funding for projects in England and Wales.

Making an application

We have separate application forms for each of our funding programmes. The Best Practice Grant has a one stage application process.

For our main programme we ask that organisations submit a simple expression of interest form. If successful at this stage, organisations will then be asked to provide a second stage application. Given the scale of the projects we fund, we would ask that you make an expression of interest form early on in the process of developing your project. We can then discuss when you may be at a stage to submit a second stage application.

Applications are considered at our Council of Management Meetings.

Before completing this application form:

Please read these guidance notes along with the relevant application form and terms and conditions carefully so that you are clear that:

- You organisation is eligible, and
- What you want to apply for is within our criteria
- You understand the information we are seeking through the questions on the relevant form and
- You are able to provide all the information we need to make a decision and
- You understand and accept the terms and conditions which accompany our funding

If you have any questions regarding our funding or the application process, please contact the, Grace Burgess, Secretary to the Quaker Housing Trust.

Email: involve@qht.org.uk

Telephone: 020 7663 1057