

HOUSING



Bates Wells working with P3 Charity and West Lindsay District Council

Boosting housing provision in Gainsborough

We advised the ‘people first’ organisation P3, a registered charity, housing provider and social enterprise on aspects of its 10-year partnership with West Lindsay District Council (WLDC) to provide high-quality, sustainable affordable housing in Gainsborough.

Through the partnership, WLDC granted £1m to P3, and transferred 11 properties to the charity. P3 was able to leverage WLDC’s funding to raise £4m in social investment, to refurbish the homes and purchase additional homes. P3’s goal is to refurbish, manage and rent 110 homes through the project.

In addition to refurbishing the houses, P3 is then letting out the homes through an impactful letting policy agreed with WLDC, and also providing wraparound support to tenants; the aim is the creation of a new housing ecosystem where people will benefit from long-term stability and thrive.

The project illustrates the huge impact which outcomes-driven collaboration between councils and civil society (including charities, social enterprises and social investors) can bring.

Our role as legal advisors to P3 was to assist WLDC and P3 to ensure that the project met legal requirements, and that the legal documents aligned with their purposive agreement –

navigating tricky issues around grant funding, and the EU state aid and UK subsidy control regimes, alongside the transfers of the properties themselves.

For further information contact:

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