



Annual Impact Report

January 2023

Introduction

RCB is a bond issuing platform created by Allia to raise debt finance for charities and ethical companies, through bonds listed on the Order Book for Retail Bonds (ORB) of the London Stock Exchange.

The bond markets provide an opportunity for borrowers to raise unsecured, lightly-covenanted finance at a fixed rate for terms up to 10 years. However, the costs of issuing listed securities would normally make the markets inaccessible for medium-sized borrowers.

RCB was established to break this barrier, enabling charities and ethical companies to raise the finance they need to invest in their business and accelerate their impact.

By issuing the bonds through a special purpose vehicle and lending on the proceeds, RCB allows borrowers to reach out to their natural supporters for amounts of £10 million or more, while allowing investors to buy listed bonds that can be traded in the secondary market.

To date, RCB has issued £377m of bonds through 12 issues for 7 different charities.

Structure

The bonds are issued by RCB Bonds PLC, a special purpose vehicle. Its only business is issuing bonds, lending the proceeds to UK charities and ethical companies and related activities, and it has no employees. Its administration is undertaken by Allia Bond Services (a subsidiary of Allia C&C).

The proceeds of each bond issue are loaned to a single borrower. The borrower's payments on the loan fund the payments to bondholders.

Each series of bonds has limited recourse to the relevant loan, meaning that investors in each series are relying solely on the relevant borrower for payments of interest and principal. They are not taking risk on any other borrowers that have received loans through the platform.

Impact

RCB borrowers are required to make an annual statement of social impact. This report provides an introduction to each borrower and highlights of their impact in the last year.



Issue Date	23 November 2017
Expected Maturity	23 November 2027
Amount issued	£18m
Coupon	3.9%
ISIN	XS1713569629

Issue Date	22 July 2021
Expected Maturity	22 July 2031
Amount issued	£15m
Coupon	3.25%
ISIN	XS2357539522

Social Activities

Golden Lane Housing (GLH) works with people with a learning disability to provide supported housing around which they can build their lives. It was established as an independent registered charity by Mencap in 1998 to help tackle the immense challenges that people with a learning disability face in finding a home.

As at 31 March 2022, GLH manages over 1,200 properties across England, Wales and Northern Ireland, providing homes to around 2,300 people with a learning disability.

GLH's target is to invest £52 million in total over the next 5 years and house an additional 750 people by 2025. All properties acquired over the next 3 years will have a minimum EPC rating of C, supporting the charity's aim of being net carbon zero by 2030.

Bond issues

GLH was the first charity to raise funding through RCB with an £11m issue of 4.375% bonds in 2014, which matured in July 2021. RCB issued a further £18m of 3.9% bonds for GLH in 2017, including £8m of retained bonds which were all subsequently sold and the proceeds advanced to GLH.

A third series of 3.25% social bonds was issued in 2021 – the first issue under RCB's sustainability framework. This provided GLH with a loan of £11m to enable it to refinance the first 2014 loan. The issue also included £4m of retained bonds.

Impact highlights for 2021/22

- 232 new homes for people with a learning disability or autism
- £7.3m invested in new properties, including adaptation works
- £5.1m spent on planned improvements and fire safety works
- 10,825 repairs carried out to properties
- 97% tenant satisfaction with repairs
- 61 tenant safeguarding alerts raised to 23 local authorities
- 10% of office staff with a learning disability or autism

Read more: <https://rcb-bonds.com/bonds/golden-lane-housing>

IMPACT STORY: GOLDEN LANE HOUSING

Located in the heart of the Derwent Valley, in Belper, Derbyshire, Leighton Way is a magnificent five person home delivered in partnership with Mencap.

In July 2021, Golden Lane Housing was approached by Mencap to source appropriate housing for 5 people whose existing accommodation had become untenable for the tenants.

They were living in an old three-storey residential home which was divided into flats.

The layout was unsuitable for the tenants – the rooms were dark, there were lots of corridors, and too many stairs and no parking facilities.

Outdoors, the garden and space behind the flats was unusable and the property was located next to train tracks.

It was vital that all five tenants also remained in the same area in Derbyshire, and after a few

months of searching, in October 2021, GLH found and purchased a six-bedroom house that was only ten minutes away from the tenants' current home.

To make the property better suited to the needs of the tenants, Golden Lane Housing undertook a range of development works, which included the installation of specific adaptations, purchasing white goods, as well as organising gardeners and window cleaners on behalf of the tenants.

All five tenants were able to move into their new home in July 2022 and can now enjoy open plan spaces, big windows and a back garden with a summer gazebo. The property also includes downstairs bedrooms and a front garden with a driveway, making it much more accessible than the tenants' previous home.





Issue Date	30 April 2015
Expected Maturity	30 April 2025
Amount issued	£27m
Coupon	4.4%
ISIN	XS1200788369

Issue Date	31 October 2017
Expected Maturity	31 October 2027
Amount issued	£38m
Coupon	4%
ISIN	XS1695541299

Social Activities

Hightown is a housing association, operating in Hertfordshire, Buckinghamshire, Berkshire and Bedfordshire, that aims to help people who need support and care or who cannot afford to buy or rent a home at market values. It does this by building new homes and providing care and supported housing services for a wide range of people.

As at 31 March 2022, Hightown owns and manages over 7,800 homes, of which 62% are general rental needs homes. Over the next two years, it plans to add an additional 1,300 affordable homes to its existing portfolio.

Bond issues

RCB has issued two series of bonds for Hightown: an issue of £27m 4.4% bonds in 2015 and a subsequent issue of £38m 4% bonds, including retained bonds, in 2017.

Impact highlights for 2021/22

- 610 new affordable homes
- 38% of new lettings were made to homeless households, compared to sector average of 21%
- £2m in social value generated through dedicated homelessness services
- 119 homeless people given a bed at the Open Door shelter
- 535 people accessed financial inclusion support
- 776 service users supported across 93 schemes
- 69% rental properties in EPC Band B or above
- 1.75 tonnes of CO2 emitted per home, compared to sector average of 2.53

Read more: <https://rcb-bonds.com/bonds/hightown-housing-association>

IMPACT STORY: HIGHTOWN HOUSING ASSOCIATION

In 2019, Hightown's homelessness outreach worker Sarsha found Jamie sleeping in a tent in a muddy field.

He and his then partner had been rough sleeping for quite some time and Jamie was desperate for some help – the constant daily struggle to keep himself and his partner warm and fed had taken its toll on Jamie mentally and physically. "I was waking up in a tent in the morning in the freezing cold, you could barely feel your fingertips, scraping ice off logs so I could make a fire to keep warm. You're battling the cold and the wet – it was a struggle. We were in a farmer's field and it took us about 45 minutes to an hour to get to any sort of civilisation. I had actually got myself a job and was working as many shifts as I could, doing 18-20 hour days, just because I had nowhere to go and no money – it was my only lifeline at the time. Living in a tent, I was not able to keep up with my hygiene, so my employer let me go. Then it was almost like every door was shut. When Sarsha found me it was like bumping into an angel," says Jamie.

Sarsha supported Jamie and his partner to apply as homeless in St Albans and referred them to Open Door, Hightown's homelessness drop in and night shelter.

So started Jamie's journey from homelessness into supported accommodation and then to a permanent general needs Hightown home. Whilst Jamie was staying at Open Door, he was supported to access mental health support and staff were also on hand to offer emotional support whenever he needed it. With a stable place to stay, he really started to flourish.

Jamie and his partner were then referred to Kent House – Hightown's longer-term supported housing scheme for people experiencing homelessness – and when their relationship ended, Jamie moved on to a single room at Martin House, another Hightown

temporary supported housing scheme, where he continued to thrive.

In 2021, Jamie was offered the chance to move into Hatfield Road, a smaller homelessness scheme for service users who are more independent, where support is provided but staff are not on site. This gave Jamie more responsibility; he developed long lasting friendships with like-minded people and contributed to the cleaning and upkeep of the scheme on a weekly basis.

In February 2022 Jamie was offered a Hightown general needs property, which he accepted. He is now settling well into his new home and will be supported for up to a year by Hightown's floating support worker to sustain his tenancy.

One of his goals is to work with homeless people and he hopes one day he can gain employment with Hightown, to be part of the organisation that helped him back on his feet. "It's been a struggle and a battle but I'm here, out the other side with a smile and feeling optimistic and positive. I genuinely believe I could become a valuable member of a team. I have real life knowledge of how to make things better."



Issue Date	12 April 2016
Expected Maturity	12 April 2026
Amount issued	£30m*
Coupon	5%
ISIN	XS1386668591

Issue Date	8 December 2021
Expected Maturity	8 December 2031
Amount issued	£50m
Coupon	3.5%
ISIN	XS2408363278

Social Activities

Charities Aid Foundation (CAF) operates in the UK and internationally, acting as a meeting point connecting companies, private philanthropists, charitable foundations, governments, charities and not-for-profit enterprises. Its work connects organisations, institutions and individuals working to ensure that everyone has a stake in the future.

CAF's products and services enable charities to do more life-changing work by providing them with funding or financial solutions including banking, investments, fundraising tools and social investment, providing vital income for over 100,000 charities across 135 countries. It also provides services to individual and corporate donors.

Bond issues

RCB has issued two series of bonds for CAF. In 2016 it issued £30m 5% bonds, including £10m retained bonds. In 2021 it issued a further £50m of 3.5% bonds, including £20m of retained bonds, which enabled CAF to purchase and surrender £12.8m of the 2016 bonds for cancellation.

Impact highlights for 2021/22

- £876 million paid to charities and partners
- 102 organisations given grants and tailored support through CAF Resilience Fund
- £45.4 million donations to UK-based charities through CAF Donate
- £7.8 million UK donations to Disasters Emergency Committee (DEC) Ukraine appeal
- £24 million CAF America donations to Ukraine humanitarian relief

Read more: <https://rcb-bonds.com/bonds/charities-aid-foundation>

*Following the cancellation of £12.8m of bonds, purchased by CAF, and of the £10m retained bonds, the aggregate principal amount of bonds outstanding is £7.2m.

IMPACT STORY: CHARITIES AID FOUNDATION

A CAF Legacy of £277,000 is helping support cutting-edge studies into macular disease, the biggest cause of sight loss in the UK.

A generous gift from the estate of Jean Williams will support a number of studies into macular disease, which affects nearly 1.5 million people in the UK.

Mrs Williams, who passed away in 2017 at the age of 96, was diagnosed with inherited macular dystrophy when she was a child.

There are many different forms of macular disease, but age-related macular disease (AMD) is the most common, typically affecting people aged over 50. There are also a large number of rare, inherited conditions known as macular dystrophies. These can manifest in childhood, although some are not diagnosed until later in life.

Macular disease and inherited macular dystrophy can have a devastating impact on

people's lives, leaving them unable to read, drive and recognise faces.

Now, it is hoped that her legacy gift to CAF will help researchers from the Nuffield Department of Clinical Neurosciences at the University of Oxford to find new treatments for macular diseases and dystrophies, through gene therapy.

The Nuffield Department of Clinical Neurosciences specialises in retinal diseases, of which macular disease and macular degeneration form a significant proportion.

Thanks to Mrs Williams' generous legacy, researchers will now undertake a range of pioneering studies into macular disease.

One of the studies will explore unsolved cases of inherited macular dystrophy, with researchers using next-generation DNA sequencing data to identify the genes and variants responsible and establish any inheritance patterns.





Issue Date	30 March 2017
Expected Maturity	30 March 2026
Amount issued	£50m
Coupon	4.25%
ISIN	XS1575974933

Issue Date	17 December 2020
Expected Maturity	17 December 2030
Amount issued	£25m
Coupon	5%
ISIN	XS2250730749

Social Activities

Greensleeves Homes Trust provides care for older people in its residential, dementia and nursing homes across England. It manages 26 homes across London, South and Eastern England and the Midlands, and currently cares for over 900 residents.

As an organisation, Greensleeves is constantly adapting to meet the needs of older people. It has successfully introduced the Eden Alternative approach to care, to improve the quality of life for residents at all of its care homes. The Eden Alternative principles provide a framework to transform traditional approaches to care.

Bond issues

RCB has issued two series of bonds for Greensleeves: an issue of £50m 4.25% bonds in 2017; and a subsequent issue of £25m 5% bonds in 2020. Both series included retained bonds at the time of issue, which were subsequently sold and the proceeds advanced to Greensleeves.

Impact highlights for 2021/22

- 95% of residents surveyed happy with the care they receive
- 97% of relatives satisfied with how staff support their relative/friend who lives in the home
- 65 bed Manor Care Home opened in Old Windsor, Berkshire
- 80 bed Buckler's Lodge opened in Crowthorne, Berkshire
- Became a Real Living Wage employer and achieved Gold Investors in People accreditation

Read more: <https://rcb-bonds.com/bonds/greensleeves-homes-trust>

IMPACT STORY: GREENSLEEVES HOMES TRUST

“Life was good for my husband John and myself, until two years after his retirement, when we decided to move back to the countryside after living all our married life on the edge of Cambridge. We moved to Norfolk to a village near Diss.

I was diagnosed with anxiety and depression two years after we moved, brought on by not being able to settle in my new surroundings. While I had John, I managed my anxiety and depression fairly well, relying completely on him for almost everything.

Then in December 2018 John passed away from cancer. I found myself unable to be in the house on my own during the day and would constantly be out visiting friends or at church to avoid being alone. Then COVID-19 struck, and naturally, there were times when I couldn't be with anyone, and these were the times when my panic attacks occurred.

On one occasion, I had to go to hospital as I couldn't get my breathing under control during a panic attack. After examining me, a doctor at the hospital said, “Maureen, the only way you're going to get rid of these panic attacks is if you go and live among people again.”

People in the local area had recommended De Lucy House to me, so the home manager came to see me and tell me all about this lovely place. She said my psychological needs were just as important as someone with physical care needs. Within two weeks, I moved in! I felt such a relief and after a few days, I settled down and began to love living at De Lucy House.

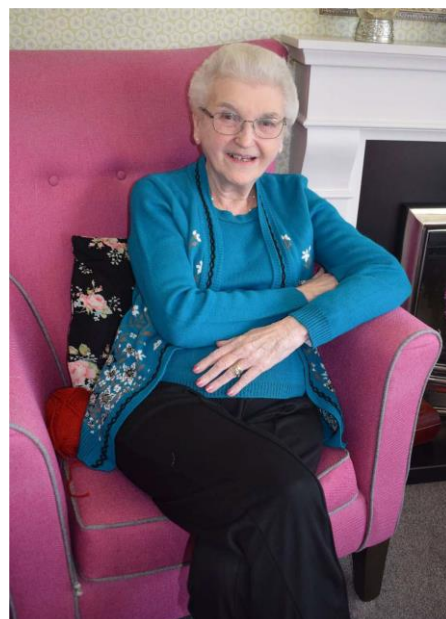
When it comes to the staff, seniors and carers, I have been given as much or as little independence as I want or need. My psychologist also helped me decide in what ways my carers could help me. With all the support I receive, I look forward to what God will bring into my life each day.

Since living here, I have started leading a very informal church service for any fellow residents who wish to come. One of our Activities ladies is really supportive and also plays the choral versions of the hymns we are using, on her mobile phone, attached to a karaoke loudspeaker!

I am also active on Facebook and send messages to family and friends twice a week, which I call 'Maureen's Ramblings' where I ramble on about what I have been doing both in De Lucy House and outside of it too.

It took a long time before I saw any reduction in my anxiety and panic attacks, as the slightest things could trigger them, but looking back to last summer and how I was then and how I am now, I am not the same person. In fact, I feel so much more like the person I was before I lost John.

I am blessed in every way by living here in this lovely care home and I haven't once wanted to be anywhere else.”





Issue Date	06 July 2017
Expected Maturity	06 July 2026
Amount issued	£45m
Coupon	4.25%
ISIN	XS1634535253

Social Activities

Dolphin Square Charitable Foundation (DSCF) is a housing charity that seeks to provide well-designed, good-quality housing for people on modest incomes who live or work in the City of Westminster and surrounding boroughs.

The majority of DSCF's affordable housing is intermediate rental homes. These homes provide stable tenancies at a range of rents affordable to households earning less than the affordable housing incomes limits set annually by the Mayor of London. DSCF also provides a smaller number of homes at affordable and social rent that are subject to nominations by the local authority, and owns and lets a portfolio of homes for those with a more acute housing need.

Bond issues

RCB issued £45m 4.25% bonds, including £20m retained bonds, for DSCF in 2017.

Impact highlights for 2021/22

- 804 homes in the DSCF portfolio, comprised of 791 homes for rent and 13 commercial units
- 31 homes under construction at Millbank, The Broadway and Wardour Street
- 72% of homes let at intermediate rent (average 60% of market rent)
- 11 grants totalling £216,015 made under Westminster Homeownership Accelerator scheme

Read more: <https://rcb-bonds.com/bonds/dolphin-square-charitable-foundation>

IMPACT STORY: DOLPHIN SQUARE CHARITABLE FOUNDATION

The Westminster Homeownership Accelerator scheme has now completed its third year, with a further 11 grants totalling £216,015 made to worthy recipients during the year. This brings the total number of grant payments made to date to 30 totalling £474,081. These grants have assisted participants on the scheme to purchase their own homes.

Dolphin Square Charitable Foundation is now well into the second cycle of the three-year grant programme, and looks forward to more tenants making the move into homeownership. It will continue to support residents in this process through (but not limited to) access to a financial advisor and flexible end of tenancy terms.





Issue Date	20 June 2018
Expected Maturity	20 June 2026
Amount issued	£50m
Coupon	4.5%
ISIN	XS1821505259

Social Activities

Belong care villages provide a range of support and housing options for older people, as well as extensive amenities in the village centre. Belong also offers outreach services for people living in their own homes in the wider community.

The villages provide dementia and nursing care, as well as apartments for independent living, within a community village setting. They provide a full spectrum of care, from respite care to end of life care, enabling Belong to support older people as their needs change.

Bond issues

RCB issued £50m 4.5% bonds, including £15m retained bonds, for Belong in 2018. £2m of the retained bonds have subsequently been sold and the proceeds advanced to Belong.

Impact highlights for 2021/22

- 760 residents in Belong households and 186 apartment tenants
- 72% of customers living with dementia
- 57,000 hours of care provided to 276 Belong at Home customers
- £972,000 household fee subsidy provided by Belong
- 9,000 planned events and activities for customers
- 43% of Belong villages rated Outstanding by CQC

Read more: <https://rcb-bonds.com/bonds/belong>

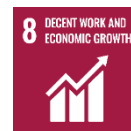
IMPACT STORY: BELONG

Belong once again celebrated diversity, inclusion and the LGBT+ community, as Belong Crewe hosted its third successive Silver Pride event at the village.

The aim of the annual event is to bring local people and organisations together and provide a safe space for everyone to feel confident being themselves.

Sexual health charity, Body Positive North Wales & Cheshire, and Silver Rainbows, the older people's LGBT+ network in Cheshire, were amongst those who attended.





Issue Date	27 March 2020
Expected Maturity	27 March 2030
Amount issued	£18m
Coupon	5%
ISIN	XS2132997433

Social Activities

The Alnwick Garden is a 67-acre garden and visitor attraction in the North East of England. It is home to the world's largest Tai Haku Cherry Orchard, a Grand Cascade comprising 120 water jets and the world's largest Treehouse Restaurant. It is managed by The Alnwick Garden Trust, which reinvests its surpluses into its operations and delivery of its charitable objects.

In addition to The Alnwick Garden itself, the Trust operates numerous award-winning community outreach programmes. These include services both for older people, particularly those who are lonely, isolated and some with early on-set dementia. The Charity also offers services for young people, including support for children with additional needs and delivering drugs education to tackle growing substance abuse issues.

Bond issues

RCB issued £18m 5% bonds, including £8m retained bonds, for The Alnwick Garden Trust in 2020.

Impact highlights for 2021/22

- 350,000+ visitors per year
- £340 million contributed to local economy since 2000
- 3,200 jobs supported locally since opening
- 680+ older people supported through Elderberries programmes
- 225 young people engaged in outreach drugs education programme
- Launched Climate Action Programme

Read more: <https://rcb-bonds.com/bonds/the-alnwick-garden-trust>

IMPACT STORY: THE ALNWICK GARDEN TRUST

The Alnwick Garden Trust's drugs education programme consists of innovative and engaging workshops to educate young people around the dangers of substance use using a harm reduction approach. It aims to give young people the confidence to make informed and positive choices around lifestyle choices, prevent early onset of substance use, and reduce the risk of drug related harm. The project, although physically separate and mainly outreaching, is an expansion of the Trust's Poison Garden.

The Poison Garden tour guides informs visitors of the risks of substance use, using the analogy of plant toxicity in the unique surrounding of poisonous plants. Being able to reference The Poison Garden not only provides an

understanding of the origins of some drugs but is an effective way to break down barriers and encourage interaction.

Over the year, 225 young people engaged with the drugs education project: they increased their knowledge of the health risks associated with drug and alcohol use and explored reasons why young people may use substances and looked at the alternative choices available. Young people were also given the opportunity to consider other harms including social impacts and consequence of law-breaking.

There were 126,726 visitors to The Poison Garden, all receiving information about the toxic plants within.





RCB Bonds PLC is a public company registered in England and Wales with company number 8940313

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