



ELPIS COMMUNITY
DEVELOPMENT INITIATIVE



SUPPORTED TEMPORARY ACCOMMODATION FACILITY PROGRAM



ELPIS COMMUNITY DEVELOPMENT
INITIATIVE

PROJECT BACKGROUND

PURPOSE&GOALS

The United Kingdom remains a favourable destination for many Africans seeking educational, professional, and personal opportunities. Unfortunately, a significant number of these immigrants face challenges upon arrival, including financial fraud, lack of housing, sexual trafficking with difficulties in accessing vital services. Traditional and new media shows the accounts of many Africans who found themselves in distressing situations, disconnected from essential support networks and resources that can protect them in their new environment.

- Support distressed Africans in the UK diaspora.
- Promote the various Nation's Global image.
- Proactively protecting Africans abroad will positively influence public perception both domestically and internationally.





PROJECT OVERVIEW

The objective of this initiative is to establish a Supported Temporary Accommodation Facility that will serve as a safe haven for vulnerable African immigrants for a period of one year. This facilities aim to provide:

- 1. Temporary housing
- 2. Meals (feeding)
- 3. Gas, electricity, and water supply
- 4. Internet access
- 5. Counseling and Mental health Assistance
- 6. Job Placement support
- 7. Medical Care Signposting
- 8. Legal support
- 9. Other essential amenities

By providing a comprehensive support system, we can significantly enhance the chances of successful integration for these individuals into UK society.



IMPLEMENTATION STRATEGY

LOCATION

After thorough research, we have sourced a potential property in Carlisle, Cumbria. This area has various opportunities with various partnerships for work and with the lower cost of housings enables us to maximise our building opportunities providing the best value facilities vs costs.

46-48 London Road presents an amazing investment opportunity with;

Full Planning in place for conversion into 7 One Bedroom flats

Prominent City Centre Position

Carlisle offers easy access to the M6, A69 and the Lake District National Park.

Planning Reference Carlisle City Council 22/0158

Freehold, title number CU147634.

Services:

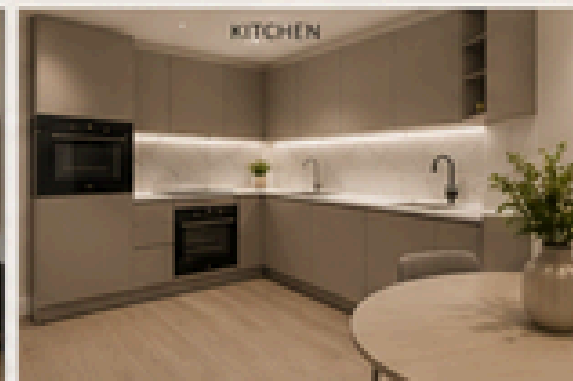
Mains water, electricity and drainage



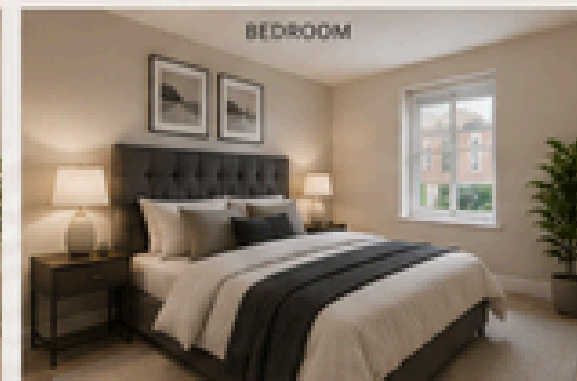
INTERIOR DESIGN CONCEPT – MID LUXURY BRITISH STANDARD



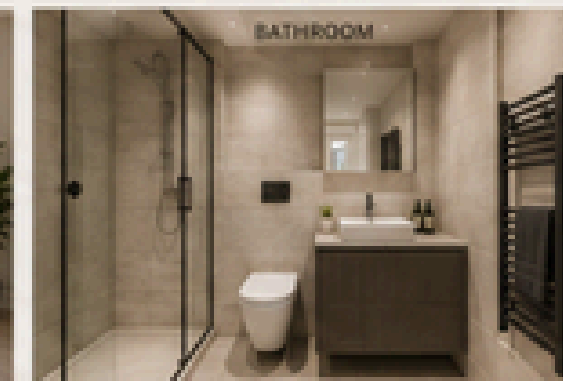
LIVING ROOM



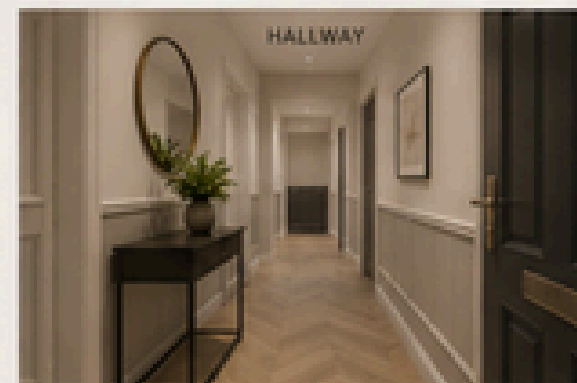
KITCHEN



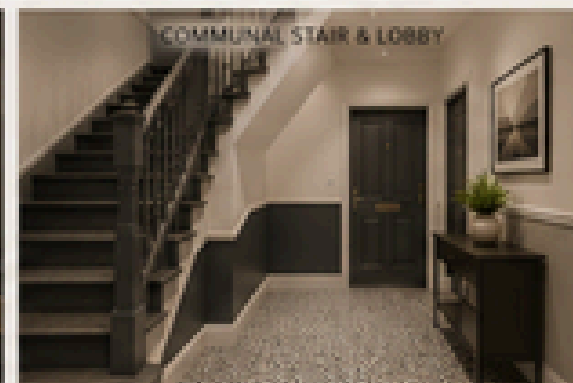
BEDROOM



BATHROOM



HALLWAY



COMMUNAL STAIR & LOBBY



EXTERNAL ENTRANCE



EXTERNAL REAR / COURTYARD

7 ONE BED APARTMENTS – MID LUXURY BRITISH STANDARD

CONTEMPORARY • TIMELESS • FUNCTIONAL • HIGH QUALITY FINISH



PROPOSED GROUND FLOOR PLAN



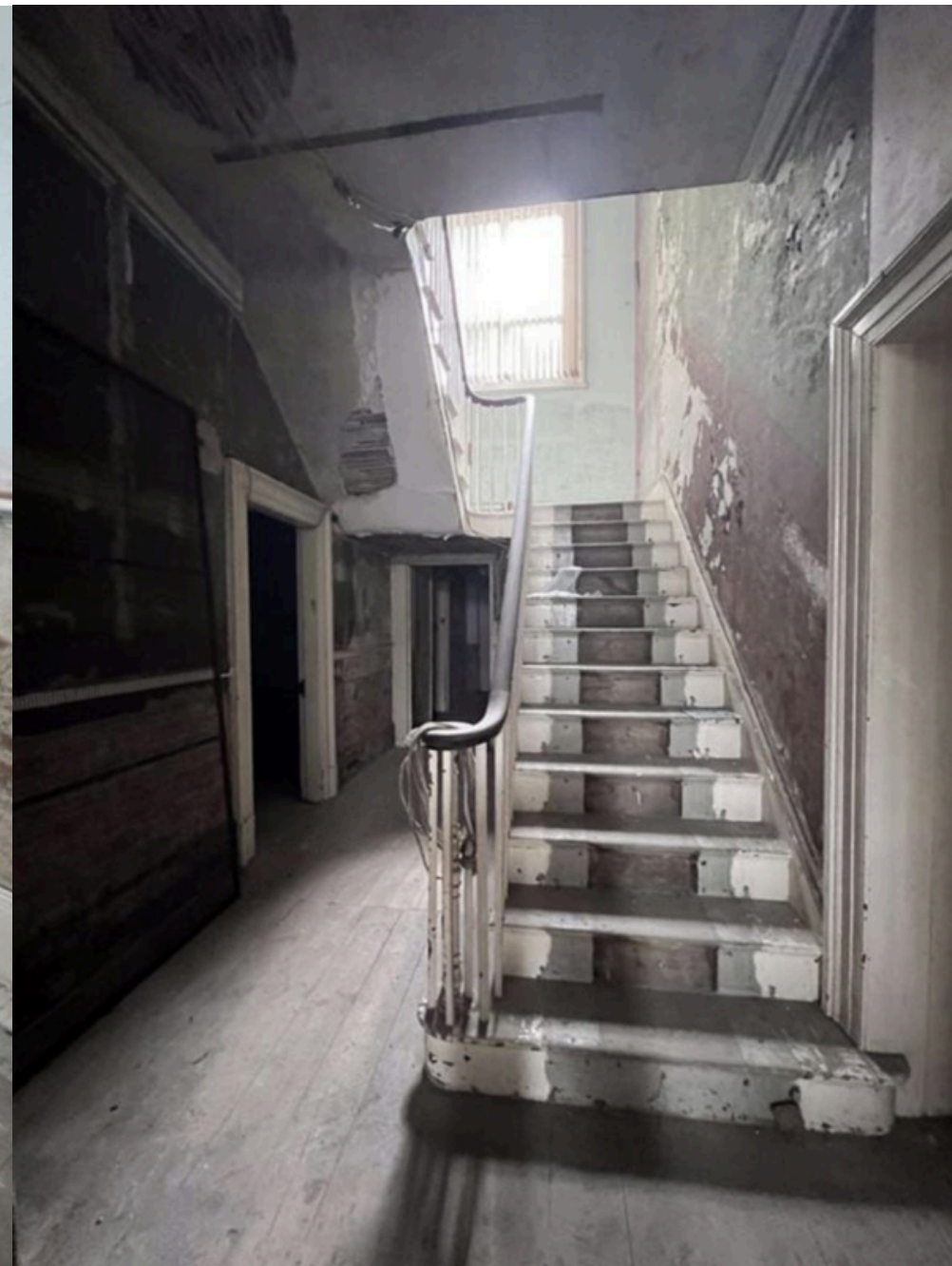
PROPOSED FIRST FLOOR PLAN

SPECIFICATION

- High performance double glazed windows
- A rated combi boilers
- Contemporary kitchens with soft close units
- Quartz worktops and upstands
- Luxury vinyl plank flooring
- Porcelain tiles to bathrooms
- Brushed nickel ironmongery
- Energy efficient LED lighting throughout
- TV points to living room and bedroom
- High speed fibre broadband



THE PROPERTY'S CURRENT STATE



The architectural drawings show the existing and proposed elevations of a building on London Road. The existing front elevation (top left) is a two-story building with a central entrance and a large window. The existing side elevation (top right) shows a two-story building with a central arched entrance. The proposed front elevation (bottom left) shows a two-story building with a central entrance and a large window. The proposed side elevation (bottom right) shows a two-story building with a central arched entrance. The proposed side elevation includes annotations: 'Partial grey sandstone', 'Timber double glazed arched to partial window', 'New window', 'Timber door to match', and 'New window'.

Existing Front Elevation (London Road)

Existing Side Elevation (London Road)

Proposed Front Elevation (London Road)

Proposed Side Elevation





7 ONE BED APARTMENT DEVELOPMENT

• PROJECT SUMMARY & FINANCIAL OVERVIEW

Highlighting the financial strategy for this project, our primary objective is to pursue a structured refinance upon completion of the development, anticipated within a 12-month period.

This approach is designed to release equity from the completed asset, enabling the repayment of initial investor capital in full, alongside the agreed return on investment.

Our intention is to ensure a secure, transparent, and well-managed exit strategy that prioritises capital protection while delivering projected profits through a disciplined refinance-led structure.

1. PROJECT COST BREAKDOWN	
ITEM	ESTIMATED COST
Purchase Price	£150,000
Estimated Refurbishment Costs	£150,000
Furnishing Costs	£20,000
Contingency Budget	£30,000
Purchase Conveyancing	£2,500
Finance Legal Fees	£4,000
Planning & Development Legal	£5,000
Lease Splits	£7,000
Sale Conveyancing	£6,000
Company Agreements	£2,500
TOTAL ESTIMATED PROJECT COSTS	£377,000

PROJECT AT A GLANCE	
	TOTAL UNITS 7 One Bed Apartments
	COMPLETION TIMEFRAME 7 – 12 Months
	RENTAL INCOME £600 PCM per Apartment
	STRATEGY Refurbish, Add Value, Rent or Sell for Maximum Return

2. APARTMENT VALUE PROJECTIONS (BASED ON 7 COMPLETED APARTMENTS)		
VALUATION SCENARIO		TOTAL GDV (7 UNITS)
	High-End Value	£770,000
	Mid-Market Value	£630,000
	Low-End Value	£560,000

3. ESTIMATED PROFIT PROJECTIONS (BEFORE TAX & FINANCE INTEREST)		
SCENARIO	TOTAL GDV	ESTIMATED PROFIT
 High-End Projection	£770,000	£393,000
 Mid-Market Projection	£630,000	£253,000
 Low-End Projection	£560,000	£183,000

4. COMPLETION TIMESCALES	
TIMELINE PROJECTION	ESTIMATED COMPLETION
 Fast Completion	7 Months
 Mid Projection	10 Months
 Delayed Projection	12 Months

5. RENTAL INCOME PROJECTIONS (BASED ON £600 PCM PER APARTMENT)	
INCOME TYPE	ESTIMATED VALUE
 Monthly Rental Income	£4,200 PCM
 Annual Rental Income	£50,400 Per Year

PROJECT HIGHLIGHTS	
	Prime investment opportunity
	Strong rental demand of £600 PCM per unit
	Potential for high capital growth
	Flexible exit strategy – Rent or Sell
	Well-planned refurbishment with modern finish
	Attractive returns across all value scenarios



As International Director of the Elpis Community Development Initiative, I would like to personally thank you for taking the time to learn more about our vision, our values, and the work we are building across the globe.

Our journey has always been about more than business — it is about creating opportunities, building meaningful partnerships, and leaving a lasting positive impact within the communities we serve. From our growing presence across West Africa to our continued commitment to innovation, sustainability, and community development, we remain focused on building a future driven by purpose, integrity, and excellence.

We understand that trust is earned through action, consistency, and results. That is why every project, partnership, and investment opportunity we pursue is approached with dedication, transparency, and a long-term vision for success.

On behalf of the entire Elpis Community Development Initiative team, I extend our sincere gratitude for your interest and support. We look forward to building strong relationships, exploring new opportunities, and creating a future of shared growth and prosperity together.

Callum Terry
International Director
Elpis Community Development Initiative