

Proposed majority site sale of  
**Sir Oswald Stoll Mansions**  
**Case for Change**




Sir Oswald Stoll Foundation

**stoll** housing and  
helping Veterans

 Who we are

Stoll is the leading provider of supported housing for veterans. We provide affordable, high-quality housing and support services to enable veterans to lead fulfilling, independent lives. We have four other sites and also provide support to those veterans living in the community.



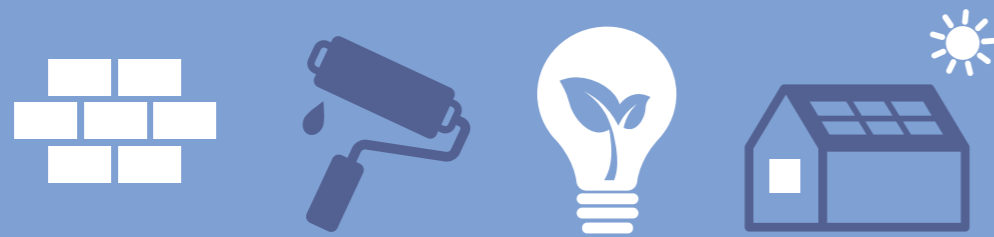
 **The rationale for change**



The Sir Oswald Stoll Mansions site requires significant investment<sup>1</sup> to address a wide range of maintenance issues affecting the individual flats and communal areas. Refurbishing the site to bring it up to necessary Government housing standards and ensure the properties serve as energy efficient, modern and comfortable homes for our residents, would cost a minimum of £10 million; these are funds which the charity simply does not currently have.

The overall thermal efficiency and insulation of properties in Fulham is often very poor, many tenants complain of their homes being cold and say they are unable to afford their heating bills. In addition, the Government's commitment to delivering a zero-carbon economy will have far-reaching implications for Stoll.

Meeting these various expectations and requirements is unrealistic given the finances of the charity and without the investment from the proposed sale, it will not be feasible to provide the quality of accommodation and services we need to offer to veterans across the country, long term.



<sup>1</sup>Stoll worked with an independent expert who has advised the charity that to simply keep the flats compliant with Decent Homes Standards would require expenditure of c£5m though the flats would still be dated and very expensive to heat and to run. Another option would be a comprehensive refurbishment of the flats costing a minimum of £10m to make them energy efficient and bring them towards modern standards. But, even at this level of expenditure Stoll has been advised that the design and construction of the majority of the flats at The Mansions renders them beyond the scope of economic refurbishment and that realistically a new build project is likely to be a more viable option using modern more sustainable designs, zero carbon construction and modern heating ventilation techniques. Stoll simply cannot afford the investment necessary to ensure we meet future standards and provide the best possible accommodation for residents.



Sir Oswald Stoll Foundation  
HCA Reg No: A3418  
Registered Charity No. 207939  
Registered Charity No. 148636

 **Moving forward**

Stoll is neither delivering the quality of housing in Fulham nor the support that it wishes to provide across the UK and the position is set to worsen. It is for this reason that Stoll has agreed in principle and subject to further resident consultation to sell the majority of its Sir Oswald Stoll Mansions site in Fulham. The proposed sale would allow us to establish new supported housing properties with vastly improved facilities and accommodation and enhanced support services for those veterans who are in the greatest need of our help.



 **Continuing our outreach work**

We are not simply a housing provider, we have a track record of implementing and running highly effective outreach programmes, supporting veterans to find accommodation in the community, manage their lives in a civilian environment and ultimately achieve independence and wellbeing. To date, we have housed nearly 800 veterans through our outreach programmes.





We are a sector leader in ensuring organisations work together to achieve policy change, increase awareness of the issue of veteran homelessness and provide coordinated support to veterans across the UK. We routinely work with Armed Forces and other charities as well as the public sector to achieve this. The strategic outlook for Veterans’ housing, as foreseen for example by ‘Lifting Our Sights’<sup>2</sup> and the ‘Veterans’ Strategy Action Plan’<sup>3</sup>, points towards more transitional need and greater collaboration between organisations, as well as the enduring need for support. Stoll is at the forefront of ensuring this happens; the funds from the proposed sale would help to ensure we are able to continue this essential work.

We run the **Veterans’ Nomination Scheme** to find affordable accommodation for veterans across the country. By partnering with social landlords, we are able to arrange accommodation for veterans across England and Wales.

More than **95%** of tenancies are successful for the long-term. In the second half of 2022 alone we housed **33** veterans through the scheme.



Stoll launched the No Homeless Veterans campaign as a lead partner with COBSEO (The Confederation of Service Charities) in May 2022 which works with Local Authorities to reduce veterans’ homelessness to as close to zero as possible.

Our work has impact - more than **£8.5 million** of funding has been announced by the Government to ensure veteran homelessness is ended in 2023.



We work with organisations to **embed specialists** within frontline services to provide vital support to veterans in the community.

This includes the **NHS veterans’ mental health service, Op Courage** and a programme with the Poppy Factory, Navigator, which supports veterans with complex mental health needs to find meaningful activity that supports positive mental health and increases independence.



<sup>2</sup> <https://www.fim-trust.org/news-policy-item/lifting-our-sights-report-highlights-the-challenges-veterans-could-face-unless-action-is-taken/>

<sup>3</sup> Veterans’ Strategy Action Plan 2022-2024 (publishing.service.gov.uk)

**The next stage**

We are now embarking on a consultation with residents which will run for nine weeks and will comprise a series of structured meetings, drop in events, private meetings with individual residents, online information, home visits and feedback forms. Stoll remains absolutely committed to providing comprehensive support to our residents over the coming weeks and months.

We completely appreciate that this will be a time of uncertainty and anxiety for many of our residents in Fulham. We are further consulting so that we can establish resident views on the proposal to sell the majority of the Fulham site, additional support which residents feel they will need as a result of the proposals and how the proceeds from the proposed sale should be used to enhance and broaden Stoll’s services and supported housing for veterans.

The Board will consider the responses to the consultation before making a final decision about the proposal.

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| <b>SPRING 2022</b>                                    | First resident consultation  |
| <b>AUTUMN 2022</b>                                    | Organisations invited to express interest  |
| <b>DECEMBER 2022</b>                                  | Bidding closed   |
| <b>DECEMBER 2022 - SPRING 2023</b>                    | Stoll’s Board of Trustees reviewed bids  |
| <b>SPRING 2023</b>                                    | Stoll’s Board of Trustees made decision in principle and subject to resident consultation, to sell the majority of the Sir Oswald Stoll Mansions site, to the Chelsea FC ownership group |
| <b>19th JULY 2023</b><br><i>(running for 9 weeks)</i> | Second resident consultation begins  |
| <b>20th SEPTEMBER 2023</b>                            | Second resident consultation closes  |
| <b>AUTUMN 2023</b>                                    | Outcome of resident consultation and decision announced  |

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## Get in contact

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