



Invest in our community housing revolution!

**Help us buy, refurbish and let
community-led homes in the
East Marsh of Grimsby**

Everyone deserves a comfortable, affordable home with a landlord they know and trust. That's why we're bringing empty houses back into use - to meet the growing demand for high quality homes. By providing accommodation that allows people to flourish, we can make an enormous impact on the future of our entire community.

eastmarshunited.org/invest

**EAST
MARSH
UNITED**

Changing lives, one house at a time

Grimsby's East Marsh is one of the most deprived wards in England, with high poverty rates, low levels of education and employment, and an average life expectancy ten years less than neighbouring areas. Something has to change, and we think community-led homes are the first major step towards transforming people's lives.

So far, we've taken three houses on the East Marsh under community ownership. Our properties on Rutland Street have been refurbished to the highest standard and kitted out with modern furnishings. We're striving to be the best community landlords we can, delivering a caring, attentive service for our tenants and giving families a truly affordable home.



A bold new vision for the entire East Marsh

It's not just about creating new homes - we've already started making enormous changes at every level. For the past few years we've been cleaning up our streets, looking after our green spaces, opening up access to community education and giving people a real say about where they live.

With your investment, our community group can achieve the independence it needs to focus on all manner of projects without having to chase public funding.

A stable, reliable income will help pay for our core staff, project developers and community organisers, allowing us to cultivate our exciting vision for the East Marsh and make it a place where people and businesses thrive. Let us put your money to work!



Be part of something big

This is a great start - we've changed the lives of three families and proved the idea works. But it's just the beginning. Our target of £500,000 will get us another ten houses - the next step towards our long term vision of 100 houses for 100 years. With your investment, we can give dozens of families on the East Marsh an ethical community landlord who values them for their humanity rather than their rent money.



The transformative effects on the local economy would be vast. As we grow our housing stock, we'll keep providing the best example of how things can be done. And with these renovated properties added to Grimsby's housing market, standards would be raised across the town and challenge other landlords to do better. As we like to say, a rising tide lifts all boats.

What you'll get for your support...

Your investment will have a lasting impact. The properties we purchase will provide stable homes long into the future, allowing our community to stay inclusive, diverse and resilient for years to come. Your investment also comes with a number of benefits. In return for your generosity, you'll receive -

- A stake in a successful social enterprise with a proven track record
- The opportunity to become a director and elect the board who govern East Marsh Community Limited
- Democratic voting rights at our AGM. We operate under "one member, one vote", so everyone has the same voting influence, regardless of how much you invest
- Target interest rate of 4% with interest accrued from 1st November 2023
- The right to apply to withdraw your capital after 24 months of investment
- The chance to be part of a growing movement that puts less fortunate people first



Project timeline

Nov 2017 - East Marsh United founded

Feb 2020 - East Marsh Community formed

May 2020 - first house acquired on Rutland Street

Oct 2020 - refurbishment complete and first tenants moved in

Dec 2020 - second house refurbished

Oct 2021 - third house refurbished

March 2022 - community share offer launched

Sept 2024 - aiming to refurbish tenth house

Dec 2030 - hoping to have acquired 100 houses

Capital-at-risk

Potential investors need to read the full offer document before they invest.

Capital is at risk and returns are not guaranteed.

£500,000
community share offer



10 families have
a caring, ethical
landlord

We improve the
East Marsh one
street at a time

Income is generated
for community
projects

Learn more on our website eastmarshunited.org/invest/

Invest on Ethex www.ethex.org.uk/invest/east-marsh-community