

Executive Summary

Khalil Foundation¹ (KF) is an organisation that develops and oversees many projects and initiatives with a mainly educational orientation. Ebrahim College (EC) is the Foundation's first, largest and flagship project. The College is now well known and has enjoyed a good measure of success since its inception in 2003.

The Foundation was founded by educationalists and Islamic scholars who believe in the universality of knowledge and that all knowledge is essentially Islamic if it is beneficial.

This document provides potential donors and supporters information regarding a number of the Foundation's key capital funding needs within the context of its development plans over the next 5 years.

Particular attention is drawn to the immediate need of £900,000 to complete the purchase of the current building (see Campus Development, Phase 1). The majority of KF's projects and activities have been operating from this rented building since the organisation's inception in 2003.

The Foundation is looking to raise a total of £8.7 million over the next five years to realise its capital development plans.

Our Vision

“A world educated in how best to serve Allah and His creation”

Our Mission

“To advance education that enriches the lives of all people; stimulate intellectual discourse and produce contextualised Islamic scholarship and leadership.

¹ Khalil Foundation is an umbrella organisation that oversees many projects and initiatives with an academic orientation. Work is currently under way to register Khalil Foundation as a separate legal entity and a registered Charity. Until this process is completed Ebrahim Community College (Registered Co no: 4740215 and Registered Charity No. 1108141) will be the legal entity responsible for all matters relating to Khalil Foundation.



Background

Particulars

Ebrahim College Charity Number: 1108141
Ebrahim Academy (DFE) Number: 211/6398

Aims & Objectives

- To produce scholars and effective leaders who understand and respond to the needs of modern society;
- To make traditional Islamic education accessible and relevant;
- To make a significant academic contribution to the Islamic sciences, Islamic education, and the multiple disciplines related to the Islamic sciences;
- To deliver outstanding mainstream education that enriches people's lives underpinned by an Islamic ethos;
- To serve and facilitate wider community development;
- To safeguard the operational and financial viability of the organisation and its projects.

Key Achievements

- Ebrahim College has led the way for traditional seminaries to incorporate modern subjects and practices into the traditional Islamic Sciences (Alim Course) curriculum
- Ebrahim College is one of the first UK institutions to produce scholars who are both well versed in the Islamic tradition and the western context
- Pioneers of structured and flexible learning programmes for adults serving in excess of one thousand students annually
- Unique community development projects such as the Makkah Twin Peaks Challenge and Islamique magazine
- Ebrahim Academy is a full-time Islamic secondary school for boys which offers pupils the UK national curriculum, Quran memorisation and modern Arabic and Islamic studies
- KF has established several Rashidun schools in London. Rashidun is a leading supplementary (evening and weekend) education programme for children aged 5 and above.



Campus Development

The Campus Development Scheme requires a total of £8.7 million. This scheme is broken into three phases:

- **Phase 1** – Freehold purchase of the existing building located at 80 Greenfield Road, London E1 1EJ
- **Phase 2** – Redevelopment of the site into a state of the art campus facility
- **Phase 3** – Securing the campus' ongoing maintenance and services through an endowment

The following sections provide detailed descriptions of each phase.

Phase 1 – Purchase of 80-82 Greenfield Road

Summary

The Foundation has been operating from this building since 2003 which was purchased by a well-wisher specifically for the College and leased back on a semi-commercial basis. Given the current financial climate, the landlord is in immediate need to reorganise his property portfolio hence the Foundation must purchase the building to ensure continuity of its work.



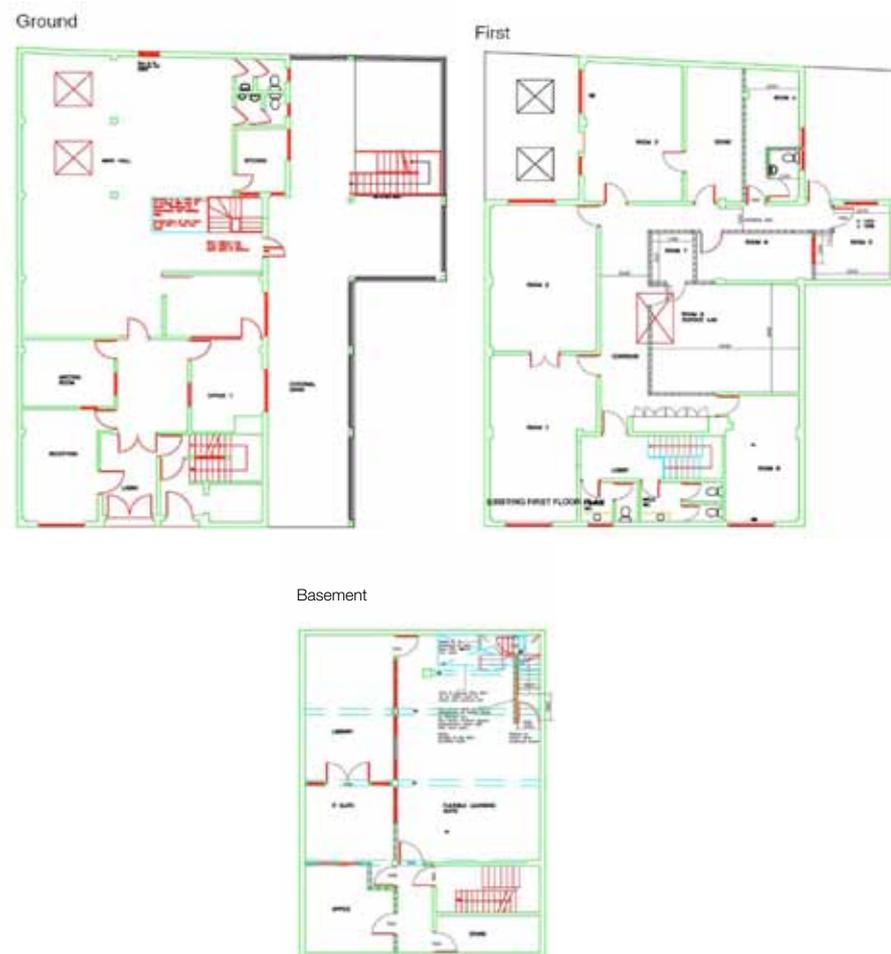
The current campus located at 80 Greenfield Road, London E1 1EJ

The Foundation has successfully raised the 10% deposit for the purchase and a further £185,000 is available in pledges to contribute to the purchase. We have exchanged contracts and target to complete the purchase by the end of June 2012. We are in urgent need of the outstanding amount (£900,000) to complete the purchase and avoid forfeiting the deposit.



The Building

The building is on a site that is approximately 3,600 sq ft in the Whitechapel area of London and is well served by public transport and local amenities. The building consists of a basement, ground and first floor and has a total floor space of 7,200 sq ft.



Floor plans for the current campus located at 80-82 Greenfield Road, London E1 1EJ

The agreed purchase price for the freehold is £1.2 million. The property is estimated to be valued in excess of £1.5 million on the open market.

Funding Requirements

Property Purchase	
Purchase Price	£ 1,200,000
Legal Fees	£ 5,000
Total Phase 1 Costs	£ 1,205,000
Less Deposit Paid @ 10%	£ 120,000
Less Funds Raised/Pledged	£ 185,000
Immediately Required	£ 900,000



Phase 2 – Campus Redevelopment

Summary

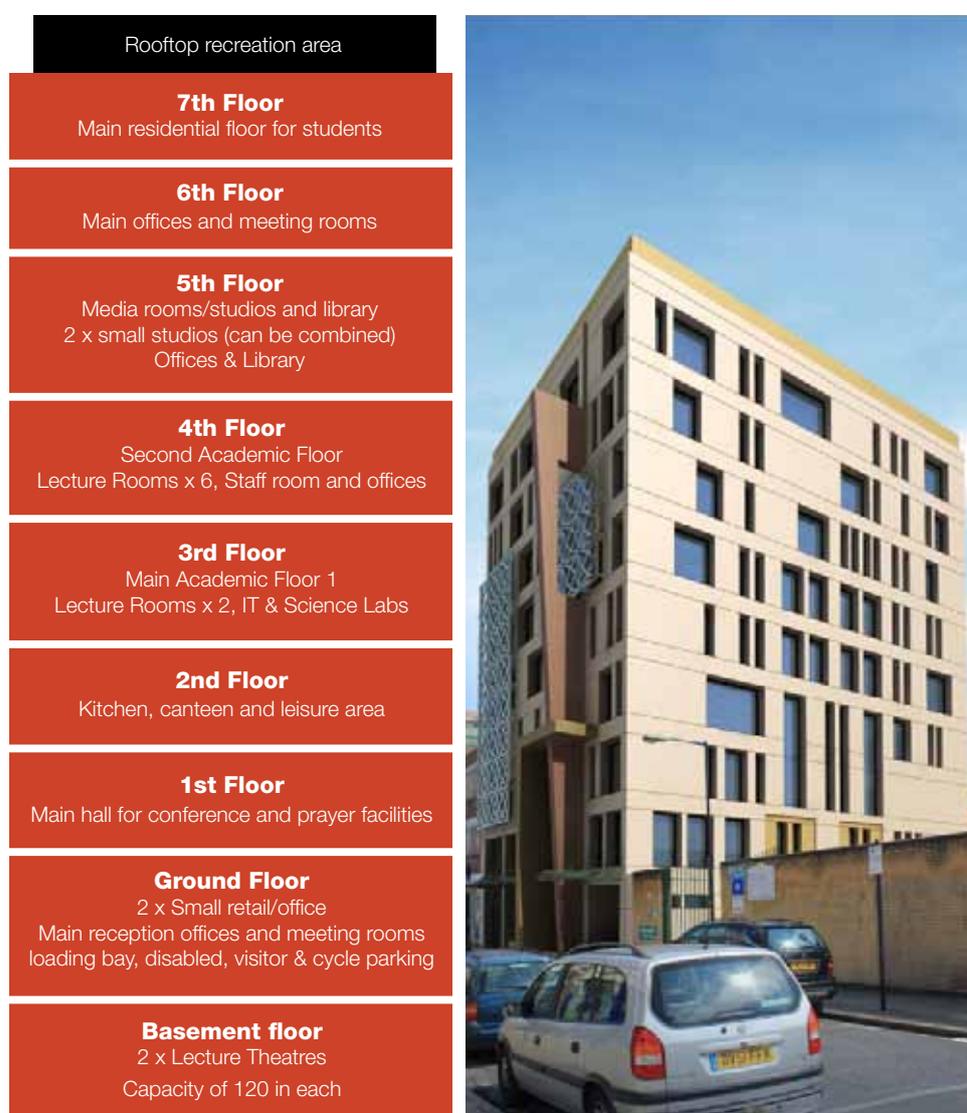
The current building is utilised to its full capacity and there is no space for growth or capacity to increase services and courses. Therefore the Foundation requires a campus that meets the needs of continually growing demand.

Proposed Campus

Work is in progress to develop plans for a purpose built multi storey (basement + eight floors) campus with a rooftop recreation area. This building will be designed to incorporate the independent flow of both men and women whilst accommodating a level of privacy.

The building will also designed to achieve the highest possible BREEAM* rating.

The brief for the architects are to incorporate the following;



Proposed new campus at 80 Greenfield Road, London E1 1EJ

* BREEAM is the world's leading assessment method for sustainable buildings. It enables designers, developers and building managers to demonstrate the environmental credentials of their buildings, against a universally-recognised, benchmarked set of standards.



Funding Requirements

Campus Redevelopment	
Design, planning and professional fees	£300,000
Demolition and interim relocation for 2 years	£500,000
Total development area (square metres)	3,000
Build cost per sq metre (estimated)	£1,500
Total build cost	£4,500,000
Total Project Cost	£5,300,000

Phase 3 – Maintenance Endowment

Summary

In order to maintain the present campus facility, a permanent endowment will be set up to cover the ongoing costs.

Proposed Endowment

This endowment (waqf) will cover all the maintenance and servicing costs for the new campus as well as some basic facilities that will be made available to the users of the building.

It is estimated that the annual cost for this will be around £150,000. The plan is to set up a Shari'ah compliant income generating waqf for £2.5 million that will generate a permanent income without the need for ongoing fundraising and also secure the long term viability of the campus.

The Foundation will employ a socially responsible and Shari'ah compliant investment strategy for all its endowments.

Campus Endowment	
Total investment required	£2,500,000
Projected annual income (based on 6% return)	£150,000



Our Team

The Foundation and its projects are proud to be supported by a dedicated and talented team of staff and volunteers. The following is a selection of key members of our growing team critical to the success of our work.

Mohammad Mushfique Uddin

Chief Executive Officer – Khalil Foundation



Mushfique has over 15 years experience in further and higher education management having worked for both mainstream colleges and third sector organisations. He has led the Ebrahim College team from its inception.

Shams Ad-Duha Muhammad

Director – Ebrahim College



Sheikh Shams has been pioneering Islamic education for over a decade. He is an Islamic scholar holding ijazat in all the major sciences and a MA in Islamic Studies from the University of London.

Zahed Ahmed

Director of Strategy – Khalil Foundation



Zahed has spent almost a decade as a management consultant advising global corporations on strategy, organisation, performance and major transformation. He holds a MA and BA from Pembroke College, University of Cambridge.

Ibrahim Lawson

Academic Development – Khalil Foundation



Ibrahim has been in the teaching profession for over 30 years and has also been a head teacher at several leading schools in the UK and abroad. He holds a BA in Philosophy and a PGCE from Cambridge. Ibrahim is currently pursuing a PhD in The Philosophy of Islamic Education.

Mohammad Bilal Abdullah

Trustee and Chair of Governors - Ebrahim Academy



After completing his Hifz and Alim course, Bilal went on to complete a BA and MA from SOAS in Economics. He currently teaches Economics in a leading Academy and is a member of the Ebrahim College founding team.



References and Support

The Foundation and its projects is supported and endorsed by a number of leading scholars, academics and professionals.

Some of the key people are listed below. Further written references are available on request.

Sheikh Salman al-Husaini al-Nadwi

Dean of the Faculty of Shari'ah
Nadwat ul Ulama, Lucknow

Mufti Abdul Kadir Barkatulla

Islamic scholar, advisor and member of Shari'ah supervisory boards
Lloyds TSB, Islamic Bank of Britain and Others

Mufti Muhammad Rafi' Uthmani

President
Darul Uloom, Karachi

Dr Alison Scott-Baumann

Reader Emeritus in Cultural Hermeneutics
University of Gloucestershire

Rizvan Khalid

Trustee
Euro Quality Charitable Trust

Muhammad Akram Khan-Cheema

Chairman (Executive Committee)
IBERR

Key contacts

Mohammed Mushfique Uddin

Chief Executive - Khalil Foundation
80 Greenfield Road
London
E1 1EJ

t: 020 7539 1575
e: mmu@brahimcollege.org.uk

Patricia Negus-Fancey

Legal Advisor
Partner - Ashfords LLP





Telephone: +44 (0) 20 7377 6677
Website: www.ebrahimcollege.org.uk

