

DELIVERING

AFFORDABLE, QUALITY HOMES FOR
PEOPLE WITH LEARNING DISABILITY,
AUTISM & MENTAL HEALTH CHALLENGES

CONTENTS

About This Report	03
The Fund's Ambitions	04
About The Fund	06
The Fund's Impact	10
The Context The Fund Operates In	18
Individuals' Stories	22
Progress This Year	24
Current Projects	26
Going Forward	32
Appendix	34
Endnote	36
Contact	37

ABOUT THIS REPORT

The Resonance Supported Homes Fund (RSHF) is a social impact investment property fund launched in July 2020. It was created as part of the solution to the acute housing shortage that leaves thousands of adults with learning disabilities, autism and mental health issues living in inappropriate housing, or on long waiting lists awaiting housing.

This is the first social impact report for the fund and covers the period from July 2020 to the end of March 2021. As the fund is in its infancy, this report outlines the background to the fund, how it has been developed, its impact approach, progress since launch and key fund milestones we are aiming for.

As the fund grows, buying more properties and housing more people, the annual impact report will assess the social impact of the fund and the difference it is making to individuals, the charity partners with which the fund works and the wider specialised supported housing sector. Impact will be demonstrated through both quantitative data and qualitative stories.

This report has been prepared by Resonance with contributions from the fund's charity partners, investors and key stakeholders. We would like to thank all of the organisations and individuals that have helped in the research, development and launch of the Resonance Supported Homes Fund.



THE FUND'S AMBITIONS



"We all need a place to call home; this fund will make this a reality for many more people with a learning disability, autism or mental health condition."

TIM COOPER,
CHIEF EXECUTIVE OF
UNITED RESPONSE

OUR INITIAL INVESTORS



NATIONWIDE
fund providing
HOUSING AND
SUPPORT tailored
to the needs of
every individual

"Having his own unique home with the right support has completely changed P's life. He has reconnected with his parents and grandparents, and he regularly goes out into the community to enjoy a range of hobbies and interests. All his communications with support staff are face-to-face, and the barriers and restrictions which were in place in hospital have been removed. This has been one of the most transformational changes I've witnessed during my career, and on a personal and professional level it has been extremely satisfying."

RESIDE HOUSING

OUR KEY SUSTAINABLE DEVELOPMENT GOALS



WHAT WE AIM TO ACHIEVE



The fund aims to provide
500 PEOPLE
with long term homes



First properties purchased
AUTUMN 2021
will house 4 people*



The fund aims to purchase
275 PROPERTIES
including:



BLOCKS OF FLATS
(with self-contained units)

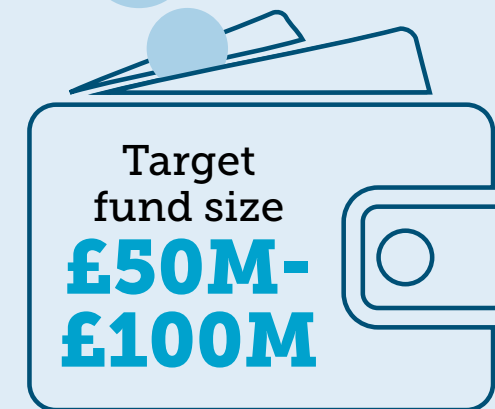


HOUSES



BUNGALOWS

Current
fund size
£10.25M



OUR INITIAL CHARITY PARTNERS



We aim to partner with more like-minded organisations.

ABOUT THE FUND

The **Resonance Supported Homes Fund** was launched as a solution to the housing shortage leaving thousands of adults with learning disabilities, autism and mental health needs in need of the right housing. Properties are leased to charity partners who rent them to individuals, helping them manage their tenancies and properties alongside providing specialist support.

People with learning disability are in desperate need of appropriate housing. Of the 1.5 million¹ people in the UK with a learning disability, 38% live with family and friends, 22% live in a registered care home and only 16% live in supported accommodation².

Mencap's research³ demonstrates that for those living with learning disabilities, autism and mental health issues, living independently with support and in the community has a proven positive impact on their wellbeing.

People can enjoy a more autonomous lifestyle, choosing the home they want to live in and the level of support with which they feel comfortable. Living independently helps with the development of skills and independence, whilst offering a better sense of personal safety, as well as increased community inclusion. This impact also stretches to the friends and families of people who are living in a community setting.

For thousands of people this means having few suitable housing choices available to them and, where they do, they remain on long waiting lists. Large numbers of people are being housed in local authority areas miles away from their families and friends. A high number of people are stuck living in unsuitable long-term hospital inpatient facilities (assessment and treatment units) where personal, health and societal outcomes are very poor and individuals can become 'institutionalised', facing multiple barriers to discharge.

The need for this fund has been long recognised and that same need has significantly informed a range of studies⁴ undertaken by Resonance. These studies have specifically identified barriers to discharge and how to best use social investment to acquire the property stock needed to facilitate community based independent/supported living.

An Ordinary Home on an Ordinary Street

After significant collaboration between Resonance, its charity partners, investors and commissioners, the Resonance Supported Homes Fund was created. The fund is structured to achieve significant social impact in learning disability and mental health, by providing bespoke Specialised Supported Housing (SSH). The provision of SSH creates a housing alternative for people with learning disabilities, who might otherwise have lived in residential care, long term in-patient facilities, assessment and treatment units or NHS provisions such as secure accommodation or with family.

The fund has an ambition to scale rapidly, with a target of raising £50 - £100 million from investors to provide 275 specialised supported homes across the UK, to benefit individuals with learning disabilities and their families.







NOT YOUR AVERAGE FUND

For the Individual




There's nothing more exciting than moving into your own home; the fund wants to make that a reality for as many as possible.

The fund is centred around the individual, ensuring their voice and their needs drive the decisions behind finding the right home and determining the right level of support.

	Choice Working with the support provider to identify the right type of home
	Community Homes will be on ordinary streets helping tenants to integrate within the local community
	Independence Working with the support provider to grow independence, by shaping the support needed for every individual
	Fit for purpose Homes refitted to requirements and support tailored to need
	Long term home No time limit – this is HOME




For our Charity Partners

The lack of suitable housing is often cited as a barrier to individuals with learning disabilities living in the community. For our charity partners, the fund provides an impact driven leasing solution, growing their portfolio of suitable housing in line with the needs of the individuals for whom they provide care.

	Bespoke sourcing Finding the right home in line with the specification for every individual
	Property refurbishment Managing and adapting homes to a high standard prior to lease commencing
	Fair leases Partner centred, shorter than average lease tenure and appropriate break clauses

For the Sector

The fund provides an innovative solution to the housing shortages which are leaving hundreds of adults with learning disabilities, autism and mental illness in long-stay hospital beds and similar institutions. The fund connects the multiple agencies responsible for housing and support provision, channelling impact driven investment into this sector through a person-centred approach.

	Increased housing supply Available in the community for use by those who need specialised housing
	Creating a pathway For individuals to step down to/or move on to
	Measurable social impact Providing suitable housing and increasing positive outcomes for people with learning disabilities on their journey to independent living





THE FUND'S IMPACT

This fund was designed in collaboration with our charity partners, both in terms of shaping what a positive impact means for the individuals in our homes and how impact should be measured.

Over and above housing five hundred individuals who may be living with learning disabilities, mental health challenges and/or autism, the fund has four main impact goals:

1

POSITIVE TENANCY EXPECTATIONS

Tenants to have choice and to be satisfied with where they live

2

SUSTAINABLE TENANCIES

Tenants feel secure in their tenancy so they can focus on other things

3

POSITIVE PARTNERSHIPS

All partners are aligned and work well to maximise the productivity of the fund for those it supports

4

LONG TERM CHANGE

The fund contributes to positive changes in the specialised support housing sector

OUR IMPACT MANAGEMENT FRAMEWORK

The fund's four impact goals were derived from its impact management framework, which established its five guiding principles, below. Going forward the fund will measure contextual information under its four impact goals.

The fund is focused on creating an **equitable** solution to ensure that individuals with learning disabilities, autism and mental health challenges are treated fairly in society. It is an investment in people, to ensure that these tenants have the same options available to them in terms of where and how they want to live, creating the home they want. The impact and success of this fund will be determined by those involved and the **stories they share**. Working in partnership with all parties from design to delivery, the fund inspires a different way – a more impactful way – of providing housing models at scale, creating a **movement** that others will join. The fund is an enabler to bring **investment** into the eco-system and to challenge the status quo, bringing about **systemic change**.

How the fund's impact principles are measured is set out in the Appendix (p.34-35).

THE FUND'S FIVE GUIDING IMPACT PRINCIPLES



STORYTELLING

Use personal perspective and reflections to give an impactful account of change



INVESTMENT

Put resources into enterprises and people to improve the quality and quantity of specialised housing



EQUITABLE

Achieve fairness by recognising people's differences and redistribute accordingly.



MUTUALITY

Create lasting bonds with partners, uniting behind a shared cause



SYSTEMIC CHANGE

Accomplish long-lasting transformation

IMPACT MANAGEMENT APPROACH

In designing the fund's Impact Management Framework we have aligned our impact measures to the five dimensions of impact as identified by the Impact Management Project, the reporting standards developed by the Good Economy working group for the UK Social Housing ESG Social Housing Sector⁵; and the Equity Investor Impact Reporting Project⁶.

At the time of this report, the fund is waiting to house its first tenants and as such has limited impact data to share. Future reports will assess our impact across the measures identified.

At the heart of this fund are the individuals who will be living in the homes we lease. We are currently working with our charity partners to understand what positive outcomes mean for them and how we can support in designing, collecting, and sharing outcomes to shape solutions for independent living for all.

IMPACT MANAGEMENT PROJECT

The fund recognises the value of the Impact Management Project (IMP) in developing good practice on how to measure, assess and report on impact. We expect to make the connection to the five IMP dimensions more apparent in future reports.

The IMP measures impact across five dimensions: **what, who, how much, contribution and risk**.

IMPACT DIMENSION	IMPACT QUESTIONS EACH DIMENSION SEEKS TO ANSWER
WHAT	<ul style="list-style-type: none">• What outcome is occurring in the period?• Is the outcome positive or negative?• How important is the outcome to the people (or planet) experiencing them?
WHO	<ul style="list-style-type: none">• Who experiences the outcome?• How underserved are the affected stakeholders in relation to the outcome?
HOW MUCH	<ul style="list-style-type: none">• How much of the outcome is occurring - across scale, depth and duration?
CONTRIBUTION	<ul style="list-style-type: none">• Would this change have likely happened anyway?
RISK	<ul style="list-style-type: none">• What is the risk to people and planet if that impact does not occur as expected?

Source: Impact Management Project

SUSTAINABLE DEVELOPMENT GOALS



All Resonance impact investment funds, including the Resonance Supported Homes Fund, make significant contributions to the United Nation's Sustainable Development Goals (SDGs).

SDGs are a collection of goals set by the United Nations General Assembly. Each goal has a list of targets, which are measured with indicators to help understand how progress is being made towards the goals.

The Resonance Supported Homes Fund currently contributes to the following three sustainable development goals:

SDG3 - Good Health & Wellbeing for all at all ages is essential to sustainable development

SDG10 - Reduced Inequalities through support and policies universal in principle, paying attention to the needs of disadvantaged and marginalised populations

SDG11 – Sustainable Cities and Communities make cities and human settlements inclusive, safe, resilient and sustainable

These are closely related, as the lack of decent, community-based and appropriate housing to meet the needs of people with learning disabilities, autism and mental health issues was the main reason for starting this property fund.



ENVIRONMENTAL IMPACT & TARGETS

There is now global recognition of the need to increase sustainability. With 21% of total carbon emissions in the UK coming from our homes, to reach the government Net Zero 2050 target it aims to cut carbon emissions by 78% by 2035. To achieve this target, the Climate Change Committee⁷, which is advising the UK Government, has recommended that all homes should have an EPC rating of C from 2028. As for privately rented homes, the government itself has recently published a consultation⁸ in which it proposes bringing this further forward for some landlords, with all new tenancies requiring a C rating by 2025.

The Resonance Supported Homes Fund identifies, purchases, and arranges the refurbishment of properties before they are leased to charity partners. In some cases it also backs new property development where this creates better solutions for tenants. The fund enhances the environmental credentials of each property during the post-acquisition refurbishment and on an ongoing asset management basis through re-investment and retrofit innovation and grants.

Strategy

As part of its overall investment process, the fund has an active strategy for assessing EPC ratings of properties, and reviewing potential ratings improvements of properties. The aim is to improve the environmental performance of the portfolio, whilst ensuring compliance with future EPC rating requirements for rental properties.

- The property funds are aligned with the EPC target set by the Climate Change Committee and recent government consultation that all properties will have a minimum C rating by 2028

- On properties that are not a C rating at submission to Investment Committee that any upgrades to a C rating are fully costed prior to acquisition, unless they fall in the special exception of the 10% see below

- Special exception for 10% of the portfolio will be given to acquire some properties that fit within the social impact of the fund but it is not immediately possible to reach a C rating due to costs to upgrade making the investment viable but future upgrades to the property prior to 2028 could be feasible.

- On new build properties and larger conversions there will be a target of B Band EPC rating

- The Resonance Supported Homes Fund will have a weighted portfolio average score of C but that this may comprise of no more than 10% below a C rating. This is in line with the green finance initiative which targets lenders to have an average loan book of C band EPC

Measurement

There are currently three core metrics - EPC ratings, Carbon Emissions and Utility Costs - that we will assess and report our performance against, as outlined below:

- EPC ratings at acquisition, post refurbishment and potential
- Utility costs of tenants at acquisition, post refurbishment and potential in the future
- Carbon emissions at acquisition, post refurbishment and potential in the future

Reporting

Reporting on this will be shared in our annual social impact report with investors. The fund will also be benchmarking sustainability against the recently launched Affordable Housing Equity Investment Model which Resonance worked closely on with Big Society Capital, the Good Economy and other impact managers to design.

This will also fit alongside our contribution and benchmarking using The Sustainability Reporting Standard for Social Housing.

In addition to quantitative analysis, case studies of the fund's achievements will be shared, demonstrating where it overperformed versus the requirements and the use of new technologies will help further enhance the portfolio's environmental performance and social impact.

THE CONTEXT THE FUND OPERATES IN

Securing a suitable home within the Specialised Supported Housing sector is like completing a jigsaw involving many different stakeholders. Whilst it can take time getting everyone aligned, the end result we hope is one where more individuals can choose how they want to live their life. In the right home in the right street, adapted to fit their needs, chosen by the tenant with a tailored support package. Long term we hope this will also reduce inpatient numbers and the overall cost to the NHS and Local Authorities, who can reallocate resources as needed.



THE FUND'S KEY STAKEHOLDERS

CHARITY PARTNERS

Will have an appropriate tenancy agreement with the tenant and will lease properties from the fund. They will negotiate with the local authority on what the cost of leasing a property is, in order to cover their costs and deliver a decent property to the tenant.

CARE QUALITY COMMISSION (CCC)

Is the regulator of all health and social care services in England. Personal care is regulated by the Care Quality Commission.

THE REGULATOR OF SOCIAL HOUSING

Regulates registered providers of social housing in England. This fund's leasing model is a direct response to the concerns outlined by the Regulator.

TENANTS AND THEIR FAMILIES

Have their own criteria for a property, including location, size, type and availability of outside space.

CLINICAL COMMISSIONING GROUPS (CCG'S)

Part of the NHS, CCG's are groups of general practices (GPs) which come together in each area to commission the best support services for individuals.

CARE OR SUPPORT PROVIDERS

Commissioned by the Clinical Commissioning Groups, care or support providers will support the tenant in their home. This could be anything from day to day living, managing a tenancy, looking for employment, or accessing activities in the community.

LOCAL AUTHORITIES

Commission the housing benefits which cover the cost of a tenant's rent and of the landlord's associated maintenance and management costs. They can also be investors in the fund.

MORE THAN A HOUSE

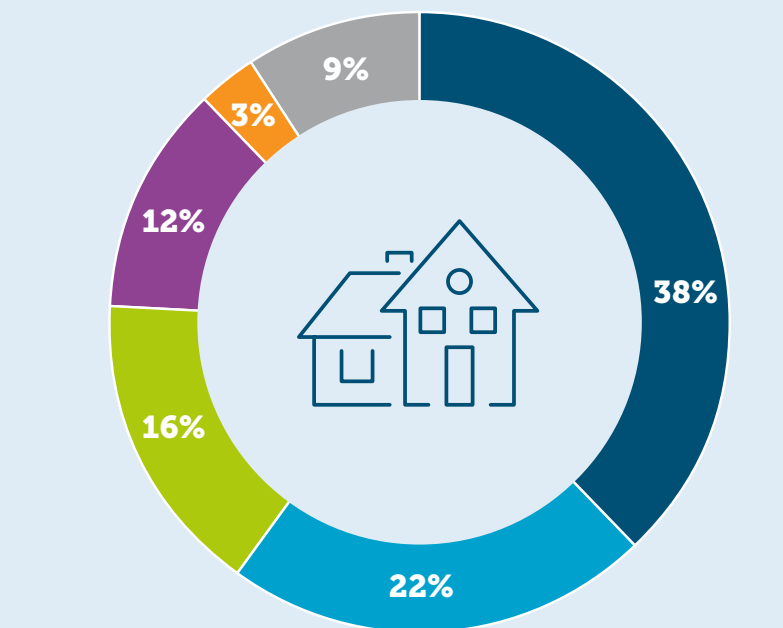
According to the NHS's Learning Disability Services, 2,040 people were still residing in inpatient facilities in April 2021. This number is only a limited reduction over the last ten years and is sadly expected to grow as the number of under 18s with a learning disability and/or autism in inpatient units has doubled over the last six years.

Mencap estimates that demand⁹ for supported housing from people with a learning disability will increase from 38,500 units in 2015 to 59,800 units by 2030.

1.5 million¹⁰ people in the UK have a learning disability

Supported accommodation makes up **only 16%** of housing provision for people with a learning disability (see pie chart opposite)

WHERE PEOPLE WITH A LEARNING DISABILITY LIVE*



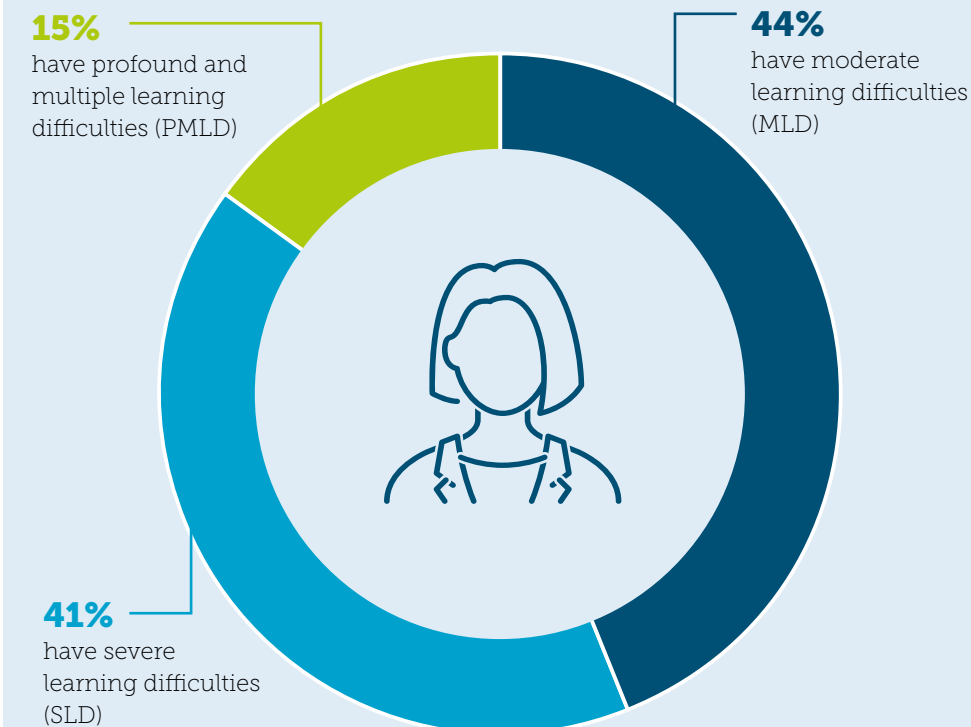
- Living with family and friends
- Living in registered care homes
- Living in supported accommodation
- Living in local authority or housing association accommodation
- Living in private rented sector
- Other

*Where known to social services

WHY THE RIGHT TYPE OF HOME MATTERS

NO TWO PEOPLE OR HOMES ARE ALIKE

The needs of individuals with learning disabilities vary greatly. If we assume the data¹¹ available for children with a learning disability reflects the wider population of people with a learning disability then approximately:



The fund's person centric approach to housing, aligned with our charity partners approach to care, aims to provide the house to call home and for individuals to live as they choose.

INCLUSION & WELLBEING

The right environment can improve opportunities to be a part of the community and build an increasing number of positive relationships. Mencap research highlights that:



People with a learning disability have **fewer chances to take part in leisure activities** or socialise with their peers

1 in 3 young people with a learning disability spends **less than 1 hour outside** their home on a typical Saturday

Having **more and better quality friendships** is associated with better physical health

CHOICE & IMPROVEMENT

A key component of independence is making your own choices. Mencap research indicates this is not the case for many people leaving with disabilities when it comes to their home:



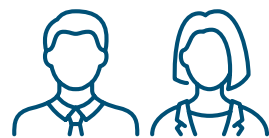
70% of people with learning disabilities who live with family and friends, **want greater independence** and want to change their current housing arrangements to achieve this¹²

89% of parents whose son or daughter lives with them **wants to see greater independence** for them

Nearly **20%** of people with a learning disability live in accommodation that **needs improvement**

INDIVIDUALS' STORIES

These stories come from the previous experience of the fund's charity partners and indicate the need for, and importance of, the approach the fund is taking. They also indicate the impact that charity partners are having and hope to grow through the support of the fund. Future impact reports will include stories from the people that the fund has helped to house.



MARK & LIZ*

When Mark and Liz considered what a Resonance Supported Home might mean for them and their daughter, who has a profound multiple learning disability, their feelings were the same as any other parents. They are looking forward to their daughter living with others, enjoying a social life and being part of the community. Knowing she has a home of her choice and the freedom to choose her care has been key. With her care providers, United Response, they know she'll be well cared for, and they can simply be 'mum and dad'.



PETER*

Peter was a young teenager at the time of his admission to hospital. He had been admitted following a series of failed placements at specialist residential services for children. On admission to hospital his challenging behaviours, which included attacks on staff, led to a lengthy period of seclusion in a segregated ward with a locked door. Communications with staff were carried out using an intercom, and this became his daily reality for almost three years.

Collaborating with a small but very specialist local provider, we were able to get to know Peter while he was still in hospital. He was placed at the centre of every decision during the post-discharge planning process, and it quickly became clear that the project could succeed.

Via weekly project meetings we were all amazed by Peter's rapid progress. Meetings continued until he had settled into his new home; he has now been out of hospital for almost eighteen months.

Having his own unique home with the right support has completely changed Peter's life. He has reconnected with his parents and grandparents, and he regularly goes out into the community to enjoy a range of hobbies and interests. All his communications with support staff are face-to-face, and the barriers and restrictions which were in place in hospital have been removed. This has been one of the most transformational changes I've witnessed during my career, and on a personal and professional level it has been extremely satisfying.



JOE, BEN & HOLLY*

Joe, Ben and Holly have been friends since school - they grew up together - their families have grown to be friends. They currently all attend a residential college, and like all young people as the time grew closer to leaving college, Joe, Ben and Holly together with their families started making plans for the future, including finding a shared home and finding work in some capacity.

Based on the experiences of other families in the area who had supported young people through the transition to adult social care services, they approached United Response to share their hopes and ambitions for the future.

Having lived away from home during their college years, Joe, Ben and Holly wanted to live close to their families without moving back to their families' homes.

United Response's local team were able to work with the families collectively and together to design unique support plans, and then to support the families in agreeing those plans with their local authorities.

Taking on board each of their individual and collective requirements United Response have been able to build a detailed housing specification, and working in partnership with the Resonance Supported Homes Fund, to secure a home for Joe, Ben and Holly. Joe, Ben and Holly were central to choosing the property.



DELIA*

Delia's father: Because of lockdown we've only looked at pictures and architectural drawings of the house Delia will be moving into - and so sometimes, it's tricky to visualise the adaptations. To visit in person and see the work in progress was great. I could see the changes unfolding and how it will meet Delia's needs. Delia has spent a long time in hospital, so it's fantastic to work with the contractors and the project managers on a twelve-week program to make the right adaptations to suit her complex needs. For example, a bespoke front entrance will be built for privacy.

Reside Housing: Delia's father was involved at an early stage as we searched for properties, while her occupational therapist and support provider have also input, to ensure the property is just right. We're working on changing doorways and improving the flow of the rooms. We've made sure there are double doors into the bedroom and the en-suite bathroom to improve the entrances. For me, it's a satisfying process. I can see the light at the end of the tunnel. It's going to be a home and it gives me such a sense of achievement. We're supporting Delia to come out of a long-term stay in hospital and live in her own home, in a community. For that alone it will be worth every penny.

*All names have been changed to protect identities

PROGRESS THIS YEAR

CHARITY PARTNERS

Since its launch, the fund has onboarded two charity partners and is currently in conversation with others.

At every level of planning and decision making, the fund ensures that the voices and needs of people with learning disabilities, autism or mental health issues are represented. It partners with best in class housing and support providers in the sector – starting with Reside Housing Association and United Response - who have co-designed the solution with Resonance as part of a broader sector engagement process. This co-development aspect is essential in order to appropriately address the needs of the sector and create solutions that work for all stakeholders.

Charity partners have a successful track record in providing individuals with the support they need to lead their lives with independence. The support is tailored to individual needs and can range from support with day to day living, accessing mainstream services, keeping safe and healthy, building positive relationships, community engagement and employment to highlight some aspects. Through their person-focused approach to support, the fund's charity partners create an environment where tenants flourish and are empowered, enabling them to enjoy independent living within their local community. This gives them opportunities to be close to their families, participate in local activities, meet friends and be a part of the community which in turn helps improve their health, wellbeing and quality of life.

The portfolio of housing offered through charity partners is aligned with the needs of people with learning disabilities, autism and mental health issues. Charity partners set property criteria which is suitable for the individuals they support and approve every single individual property that the fund purchases. The fund buys a mix of housing including self-contained and multiple occupancy flats/houses/ bungalows and blocks of flats with self-contained units. The ambition of the fund is to increase its charity partners capacity and impact as the fund scales.



Reside Housing Association was established in 2002 to provide housing for people with support needs to be independent in their community, particularly those with a learning disability, autism, acquired brain injury or mental health problems. Tenant support is provided through contracts with support providers to promote choice and independent living, whilst protecting the rights and welfare of tenants at the same time. Reside has received the highest ratings available from the Regulator of Social Housing.



United Response is a national charity that works with adults and young people with learning disabilities or mental health needs. They are a community-based organisation working in England and Wales, providing bespoke residential care, supported living, day services and employment support. United Response has particular expertise in working with people with complex needs including those with profound learning disabilities.

"During my career I have seen the right housing matched with the right support transform lives. If that is within our power, then we should be doing everything we can to make it possible for everyone to live their best life and yet too many people with learning disabilities and other support needs are still living in institutions or struggle to find the right housing to meet their needs. This fund can help us be a solution for more people."

**DIANE FRENCH, CHIEF
EXECUTIVE OF RESIDE
HOUSING ASSOCIATION**

"Working with Resonance Supported Homes Fund is a true partnership. Working with organisations that have shared values makes a real difference, this includes the investors. The motivation of the fund is driven by delivering positive social impact. To provide good quality and sustainable housing solutions for people who have had very limited options. To ensure people live in places where they can live full lives as part of their community. We can be confident that Resonance will carefully ensure that all properties are compliant with high safety standards."

**UNITED RESPONSE,
ANNUAL REPORT
2019/2020**

CURRENT PROJECTS

As we await the arrival of the first individuals into our homes, we want to share the stories behind some of our properties - initially in the South East - and the impact we hope they will have.

LONDON

A typical housing scenario expected by the fund is the purchasing and if required, repurposing of the housing stock. Located just off the high street and overlooking playing fields is this spacious four bedroom family home, which the fund will purchase and add an additional bathroom. The property has off-street parking and an open plan kitchen/family room with bi-fold doors out on to the garden. It has excellent public transport links and is close to shops, bars and restaurants and will make a perfect home for its three existing tenants, Joe, Ben and Holly, allowing them to have two bathrooms between them.

The fund's purchase of this property preserves the home, enabling it to become a long term home for its occupants.



DOVER

This is a specialised supported living development. The finished building will provide ground floor housing for four adults with profound and multiple physical difficulties requiring 24-hour care, supported to live as independently as possible in the community. On the first floor there will be two one-bed flats for those with less intense difficulties who are able, with support, to live more independently but with access to the amenities on the ground floor.

To achieve this, the property will be refurbished and extended at ground and first floor levels with extensive landscaping works to create a secluded garden surrounding the project. The fund's properties sit within a small site, which has homes for sale on the open market, as well as a small library, creating a mixed community. This opportunity was brought to the fund by the parent of a woman supported by United Response, a developer, who had already established planning and costing for this community site.

Whilst there were other investors interested in funding the development, there was no question of the developer's daughter being supported by anyone other than their care provider after years of excellent care. The fund's values and innovative approach to the market also inspired the developer and the build was assigned to the fund.



HOW WE SELECT PROPERTIES

The fund sources properties through its networks by an experienced property acquisitions team, acquiring property that meets the housing needs of the prospective tenants.

Our property selection is determined by the needs of tenants via the fund's charity partners, local commissioners and tenant's families. The acquisition team is often provided with a housing needs assessment for each individual, which outlines the exact requirements for the property and therefore guides the selection process. This could include needs for space or seclusion, whether a tenant will be content with stairs or neighbours and what sort of cooking and bathing facilities will be required.

We adhere to 'The Decent Homes Standard' which is a technical standard for public housing and work with the charity partners to ensure that the property is robust enough for tenants including such things as anti-ligature fittings, low surface temperature radiators and built-in kitchen appliances. Sensory needs are considered such as sound insulating floor covering and colour scheme to promote a low arousal environment and any assistive technology.

Additionally, how the fund considers the environmental credentials of each property can be found on page 16, 'Environmental Impact and Targets'.

FACTORS CONSIDERED WHEN ACQUIRING PROPERTY

Below are some examples of different factors considered when acquiring properties, in line with the specific circumstances and needs of the tenants housed in particular:



Location

The fund will acquire properties across the UK, according to the needs of charity partners, which will themselves reflect their assessment of the needs of individual tenants such as proximity to family, education and/or job.



Accessibility

Taking into account any special needs of the tenants.



Type

Bungalow, self-contained, house in multiple occupation.



Facilities and amenities

For many tenant groups, property should ideally be within acceptable walking or public transport distance of local amenities such as, for example, a support centre, a store that can provide day-to-day subsistence, a doctor's surgery, a library and other public services.



Outside space

For many tenant groups, property should ideally be within a short journey, be that by foot or public transport, of an open space for recreational purposes.



Low crime

Areas renowned for crime or which foster a fear of crime are not acceptable, given the vulnerable nature of many of the tenants. Tenants should feel safe walking to their front door.



Mixed neighbourhood

The property should ideally be within a neighbourhood of mixed socio-economic and cultural backgrounds. Areas of dense social housing in areas of extreme deprivation, for example, would not be appropriate.

THE IMPACT OF COVID-19

There is no denying that COVID-19 and the associated restrictions have impacted society as a whole, however individuals with a learning disability and the specialised housing sector have been disproportionately affected:

Increased isolation: According to Mencap, people with a learning disability are seven times more likely to feel lonely than the general population, a situation that has only worsened during COVID-19.

Staying Put: In the period to December 2020 the fund's charity partners had seen a considerable reduction of self-referrals as individuals and families chose to wait for the risks of COVID-19 to pass, rather than exacerbate the risk of infection through a change in living arrangements.

Decreased Capacity: Charity partners, local authorities and CCGs have all had to concentrate on coping with the demands of the pandemic. Operational staff within charity partner organisations have had to fully focus on managing the day to day and local authorities, that need to be actively engaged in the commissioning of services, have also had limited capacity to do so.

As the vaccine rollout has increased, restrictions eased and referrals improve we look forward to welcoming individuals into their new homes.



GOING FORWARD

Despite the disruption caused by COVID-19, the fund's ambitions remain unchanged and we continue to build momentum in securing 275 fit for purpose properties, housing 500 people with learning disabilities.

The fund will continue to work closely with United Response and Reside Housing to provide adults with learning disabilities, autism and mental health needs with an opportunity to live in a home within the community that helps them to live the life they choose. The fund's development team is in advanced talks with a new leaseholder and numerous care providers that operate across the UK to become partners in the fund, to deliver suitable properties for the people they support.

More specifically the fund has secured a £5m investment in the summer of 2021, which will be deployed across Oxfordshire. It continues to investment raise over the next twelve months to increase the impact of the fund.

KEY MILESTONES

August
2021



FIRST HOME PURCHASED

October
2021



FIRST HOME REFURBISHMENT

November
2021



FIRST TENANT MOVES INTO HOME

November
2021



FIRST MULTI-OCCUPANCY PROPERTY PURCHASED/ REFURBISHMENT

November
2021



FIRST TENANTS MOVE INTO MULTI-OCCUPANCY PROPERTY

APPENDIX

INITIAL IMPACT MEASURES

This Appendix sets out the initial Impact Measurements for the fund, under the headings of the four impact goals. It indicates how these are related to the five impact principles of the fund, all of which has been developed in partnership with charity partners who reflect the lived experience of the individuals they work with.

Impact Goal	Impact Objective	Impact Measurements (Quantitative and Qualitative)
1) Positive Tenancy Expectations It's important for tenants to have choice and to be satisfied with where they live	Delivering a property that is an improvement from where tenants have come from, and providing desirable aspects that contribute to their wellbeing and achieve their aspirations	<div><div>1. Before sourcing, understand the following:<div><div></div><div></div><div></div></div><ul style="list-style-type: none">What accommodation provision are tenants coming fromWhat physical requirements do the tenants have e.g. semi-detached house, secure garden, 3 miles from city centreWhat desirables the tenant has e.g. growing vegetables, being close to a church, fireplace in the home</div><div>2. Prior to tenant moving in, understand what is driving the desire to move, positive or negative<div><div></div><div></div></div></div><div>3. When tenant moves in, feedback form to ask broadly: is the property lower than, meeting, or higher than their expectations?<div><div></div><div></div></div></div><div>4. Annually: any positives or negatives from living in this accommodation e.g. there's a park close by which they visit, the bedroom looks out on the garden, the property is located close to a family member and they've been able to visit more etc.<div><div></div><div></div><div></div></div></div></div>

Impact measures key
■ Storytelling ■ Invstment ■ Equitable ■ Mutuality ■ Systemic Change

Impact Goal	Impact Objective	Impact Measurements (Quantitative and Qualitative)
2) Sustainable Tenancies It's important that tenants feel secure in their tenancy so they can focus on other things	Tenancy is available for as long as tenants need it	<div><div>5. If there is a move on, determine if that is positive, even if sooner than originally laid out in original expectations<div><div></div><div></div></div></div><div>6. % of vacancies over a year<div><div></div><div></div><div></div></div></div></div>
3) Positive Partnerships It's important that all partners work well to maximise the productivity of the fund and those involved	Acquiring properties in a timely manner; charity partners come to Resonance with demand regularly; regular touchpoints, regular meetings; clear lines of communication, clearly defined roles; attracting more partners	<div><div>7. Regular check-ins with partners<div><div></div><div></div></div></div><div>8. Number of partners over time<div><div></div><div></div></div></div><div>9. Understand why partners are drawn to the fund<div><div></div><div></div><div></div></div></div></div>
4) Long Term Change It's important that the fund contributes to positive changes in the operating environment	Meeting the changing needs of the sector; attracting more investment into the fund (and therefore sector).	<div><div>10. EPC prior to any property refurbishment<div><div></div><div></div><div></div></div></div><div>11. EPC post any property refurbishment<div><div></div><div></div><div></div></div></div><div>12. Savings due to EPC improvements<div><div></div><div></div></div></div><div>13. Amount of investment raised and deployed<div><div></div><div></div><div></div><div></div></div></div><div>14. Number of investors over time (and number of re-investments)<div><div></div><div></div><div></div><div></div></div></div><div>15. Understand 'why RSHF' when investing?<div><div></div><div></div><div></div><div></div><div></div></div></div><div>16. Ask operators i.e. stakeholders, investors etc. 'What has changed in the sector in the past year? (Good and bad). Can the fund address any of these changes?'<div><div></div><div></div><div></div><div></div><div></div></div></div><div>17. Comparative change in cost to local authority or other 3rd party payor between previous and current (leased from Fund) accommodation<div><div></div><div></div><div></div><div></div></div></div></div>

ENDNOTES

- 1. Mencap: How common is learning disability?
- 2. Mencap: Housing for people with a learning disability
- 3. Mencap: Funding Supported Housing for all
- 4. Resonance: Winterbourne View & Social Investment
- 5. The Good Economy: The sustainability reporting standard for social and affordable housing
- 6. The Good Economy: The equity impact project
- 7. Climate Change Committee
- 8. Department for Business, Energy & Industrial Strategy
- 7. Mencap: Housing for people with a learning disability
- 8. Mencap: Research and statistics
- 9. Public Health England: Learning Disabilities Observatory: People with learning disabilities in England 2015
- 10. Mencap: Housing for people with a learning disability

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PROFIT THROUGH PURPOSE



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