

PROFIT THROUGH PURPOSE

RESONANCE HOMELESSNESS PROPERTY FUNDS

HOMELESSNESS PROPERTY FUNDS

ANNUAL GENERAL MEETING

A
PARTNERSHIP
BETWEEN

resonance



St Mungo's
Ending homelessness
Rebuilding lives



PROFIT THROUGH **PURPOSE**

WITH THANKS TO INVESTORS



WELCOME TO ANNUAL GENERAL MEETING

Attendees

- All Investors (Limited Partners)
- St Mungo's (Charity Partner)
- Resonance (General Partner)
- Transformational Index Group

Disclosure of Conflicts

Purpose of the Meeting

- Provision of Information
- No Proposed Resolutions

Housekeeping



PROFIT THROUGH PURPOSE

AGENDA

- 1) Resonance During COVID-19
- 2) St Mungo's During COVID-19
- 3) Overview of Homelessness Property Funds
- 4) Portfolio Management
- 5) Property Market Post COVID-19
- 6) Progress & Future Focus
- 7) Annual Social Impact Report
- 8) Related Resonance Initiatives
- 9) Close

PROFIT THROUGH PURPOSE

REAL LETTINGS PROPERTY FUND 1

2013

Launched 2013
Maturity 2022-24



259 Homes



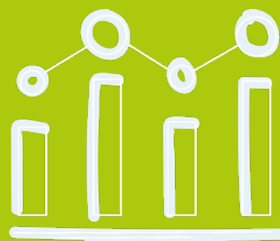
Greater London

57m

Fund size £57m
Invested 100%



September 2020
Valuation £68m
19% Premium



Stabilised Annual Income
£2.8m



Stabilised Annual Yield
£1.7m per annum = 3%



Potential Amendment
Fund Extension
to 2024

Data taken from September 2020 Quarterly Investor Report

PROFIT THROUGH PURPOSE

NATIONAL HOMELESSNESS PROPERTY FUND 1

2015

Launched 2015
Maturity 2022-24



229 Homes



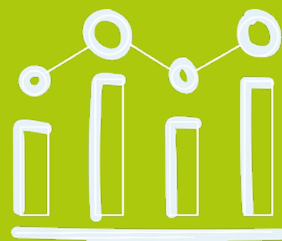
Oxford, Bristol,
Milton Keynes

44m

Fund Size £44m
Invested 100%



September 2020
Valuation £41m
7% Discount



Stabilised Annual Income
£1.6m



Stabilised Annual Yield
£1.1m per annum = 2.5%



Potential Amendment
Fund Extension
to 2024

Data taken from September 2020 Quarterly Investor Report

PROFIT THROUGH PURPOSE

REAL LETTINGS PROPERTY FUND 2

2017

Launched 2017
Maturity 2024-26



335 Homes



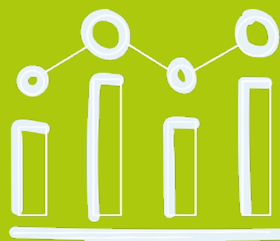
Greater London

99m

Fund Size £99m
Invested 99%



March 2020
Valuation £90m
9% Discount



Stabilised Annual Income
£3.6m



Stabilised Annual Yield
£2.5m per annum = 2.5%



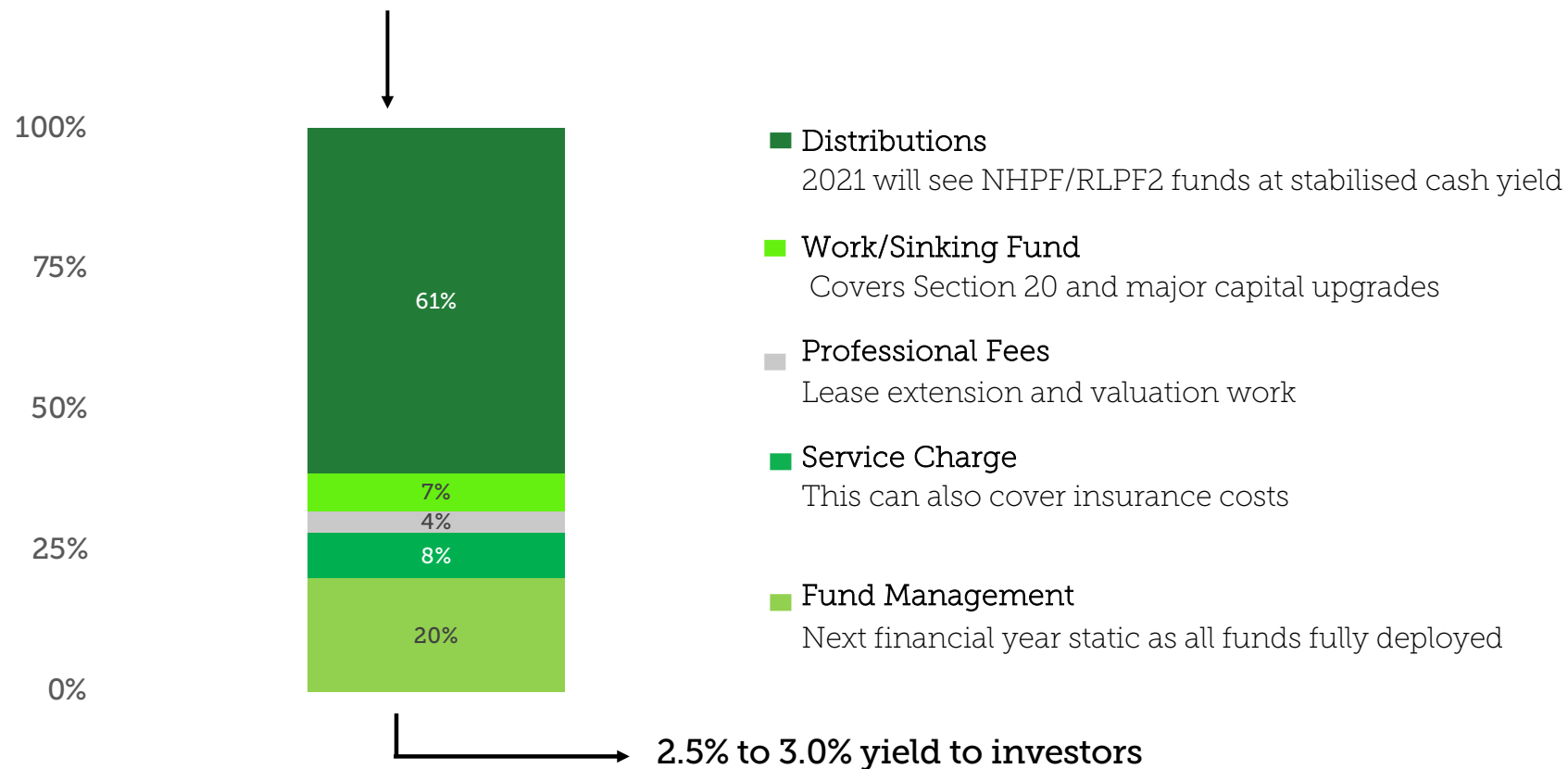
Potential Amendment
None

Data taken from September 2020 Quarterly Investor Report

PROFIT THROUGH PURPOSE

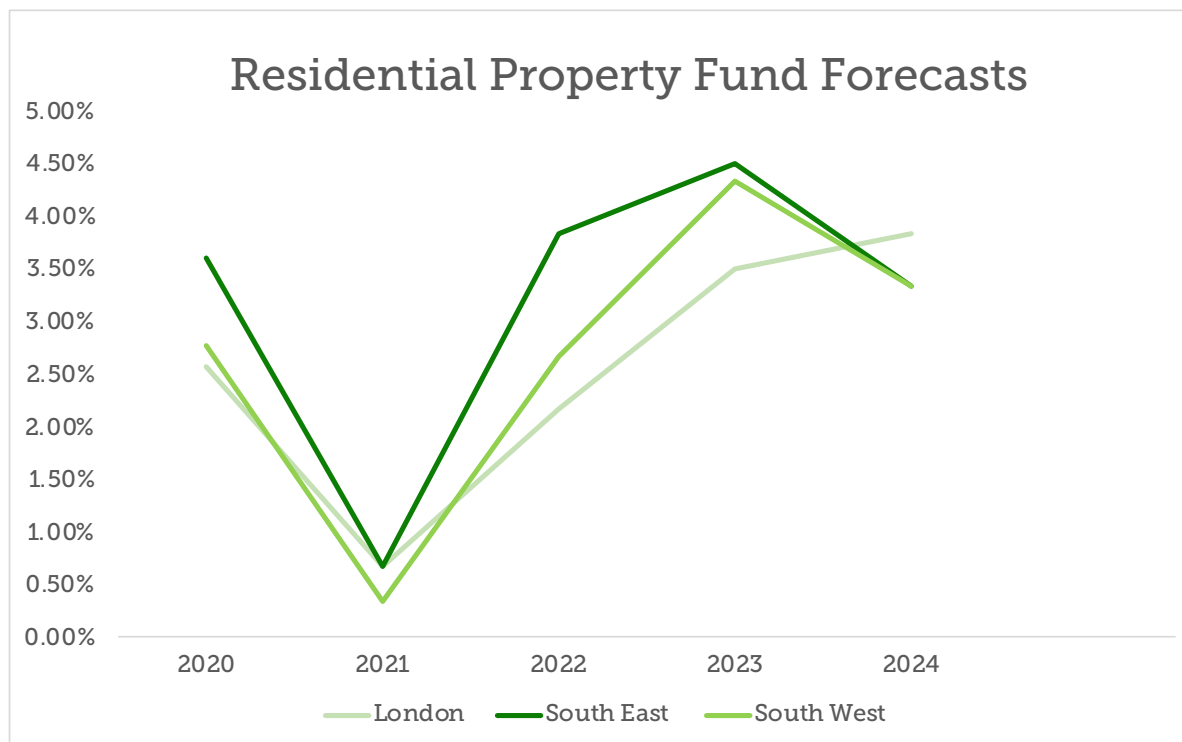
PORTFOLIO MANAGEMENT

Lease rent of c £8m per annum



PROFIT THROUGH PURPOSE

PROPERTY MARKET POST COVID-19



- Five year forecasts for capital appreciation taken from leading forecasters (Savills, JLL, Knight Frank post COVID-19)
- We have taken an average of what the forecasters have said regarding the impact of the COVID-19 crisis
- All areas see a flattening in 2021 with the most growth in 2023 and 2024
- Average annual capital growth over period of 2.8%

PROGRESS AND FUTURE FOCUS

PROGRESS MADE

- ✓ Delivering impact
- ✓ New investors (e.g. pension funds)
- ✓ Government support (e.g. Everyone In)
- ✓ Resonance launch new funds with new partners
- ✓ More traction for the aggregator

CONTINUED FOCUS

- Working families / benefit cap
- Rent setting / arrears
- Tenant engagement / communications
- Universal credit processes
- Low needs private rented

PROFIT THROUGH **PURPOSE**

ANNUAL SOCIAL IMPACT REPORT

PROFIT THROUGH PURPOSE

CONTEXT THE FUNDS OPERATE WITHIN

THE MARKET COST OF HOUSING



Start dates for England align with the start of NHPF in 2015.

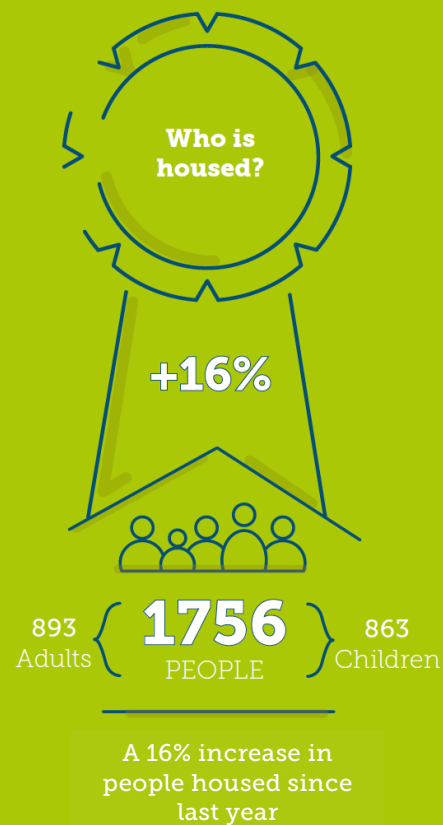
Start dates for London align with the start of RLPF1 in 2012.

THE CHALLENGE NEEDS FOR DIFFERENT HOUSEHOLDS

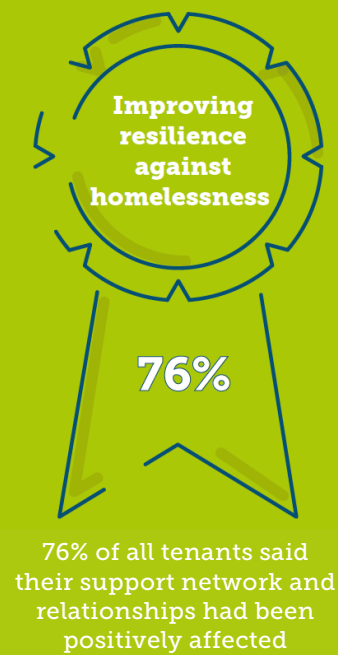


1. STABLE TENANCIES & POSITIVE IMPACT

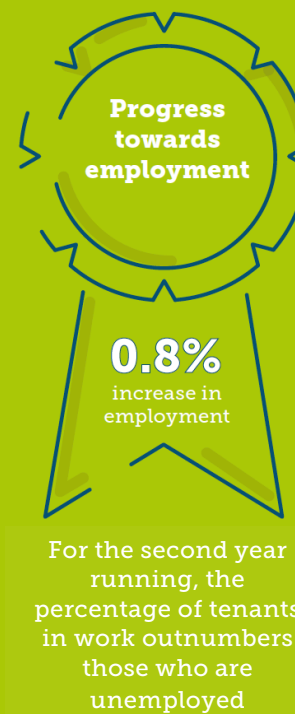
Stable Accommodation for Families



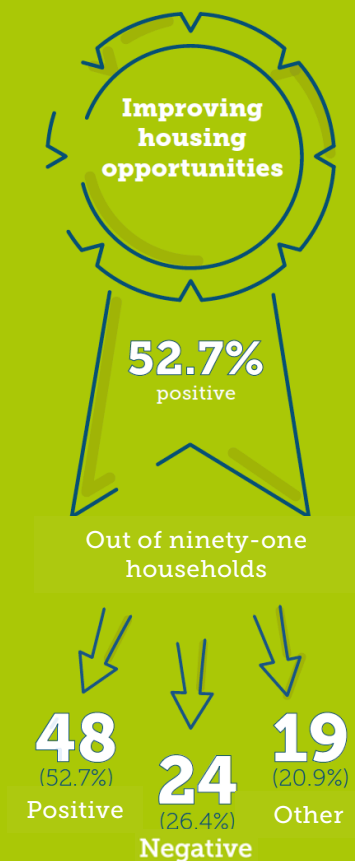
Positive Relationships



More Employment



More Households Move On Positively



2. POSITIVE IMPACT COEXISTS WITH FINANCIAL STRESS FOR SOME



Minimal change in the number of people in rent arrears but an increase in level



Decrease in savings



Government policies challenge affordability

3. ADDRESSING HIGHER NEEDS



A minority of tenants are referred in error and/or develop higher needs whilst with Real Lettings



Overlap of benefits issues, poor mental health and other support needs



Finding a separate way of supporting these people and introducing pre-crisis support would release resources

KEY COMMITMENTS

1

Work more closely with partners at the point of referral

2

Improve understanding of people's financial wellbeing

3

A rescue package for those that require more support than Real Lettings can provide

4

Develop pre-crisis support

PROFIT THROUGH **PURPOSE**

Q&A

PROFIT THROUGH **PURPOSE**

CHAT WAVE – INVESTOR VOICE

**WE COULD SUPPORT THIS
INITIATIVE THROUGH...**

PROFIT THROUGH **PURPOSE**

RESONANCE RELATED INITIATIVES

HOMELESSNESS

National Homelessness
Property Fund 2

Resonance Everyone In
Fund

LEARNING DISABILITY

Resonance Supported Homes
Fund

VULNERABLE WOMEN

Women in Safe Homes Fund

PROFIT THROUGH **PURPOSE**

**THANK YOU
CLOSE**

A
PARTNERSHIP
BETWEEN



St Mungo's
Ending homelessness
Rebuilding lives

PROFIT THROUGH **PURPOSE**



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We also have dedicated Resonance
teams based locally in **Birmingham**,
Bristol and **London**

