HENLEY FM: SIPUT II

Impact Report 2025

NOVEMBER 2025

THE GOOD ECONOMY

CONTENTS

EXECUTIVE SUMMARY

Established in 2022, SIPUT II is Henley Fund Management's second fund focused on addressing the shortage of social housing for vulnerable individuals in the UK, primarily through investing in specialist supported housing (SSH), while providing long-term, secure income streams to investors. It does so by developing and acquiring residential accommodation for vulnerable individuals.

This is SIPUT II's first Impact Report. It has been produced by The Good Economy (TGE), an independent advisory firm specialising in impact measurement and management. It covers the period from the Fund's launch to 31st March 2025.

OVERVIEW OF IMPACT PERFORMANCE

TGE assesses SIPUT II's impact performance according to its stated impact objectives and the real-world outcomes to which it aims to contribute. The assessment in this report is based on both quantitative and qualitative information including portfolio data provided by SIPUT II, interviews with the Fund team and its partners (housing providers, developer, care providers), site visits to selected properties, and a Resident Outcomes Survey conducted with residents. Appendix 1 provides a full description of data sources.

As of 31st March 2025

£76 MILLION
CAPITAL DEPLOYED

322
POTENTIAL RESIDENTS

48
SCHEMES

29 HOMES
UNDER CONSTRUCTION

256
OPERATIONAL HOMES[1]

- **245 (96%)** Self-contained flats
- **11 (4%)** Shared accommodation

1. A home can consist of one or more lettable units, being either a self-contained flat with one lettable unit or shared accommodation with more than one lettable unit. 100% of homes are Specialist Supported Housing. One property, comprised of 10 homes, does not have a care provider on site but provides long-term accommodation with the Registered Provider (RP) providing intensive housing management.

Impact Objectives

Increase Housing Supply

- **90%** of homes 'new' to the supported housing sector
- **43%** new build homes
- **57%** refurbished homes

SIPUT II has invested in 48 schemes, providing homes to 322 potential residents. Across the refurbished and new build homes, 90% are new, driving additional supported housing supply new to the sector.

Social Need

- **27%** of the Fund's residents require more than 40 hours of care per week
- **43%**[2] of properties supported by a local authority or NHS Nomination and Void Agreement (N&V)
- **91%** occupancy[3]

SIPUT II delivers essential accommodation, with strong levels of support from local authorities and NHS trusts. Occupancy for homes completed more than six months ago reached 91%, exceeding the Fund's 90% target, with housing partners reporting strong demand as well.

Fund Sustainable Developments

- **51%** of completed refurbished properties have improved EPCs since purchase
- **100%** of completed properties rated EPC C
- **98%** of leases with sustainability considerations

The Fund delivers good quality homes and has made investments to improve the energy efficiency of all refurbished homes, with 51%[4] improving their EPC rating since purchase. Strong investment criteria and strategic developer partnerships ensure homes meet resident needs, confirmed by positive feedback from housing providers and residents.

Quality Services and Partnerships

- **100%** of leases with event clauses in case of a regulatory change
- **13** housing providers, 92% of the Fund's portfolio[5] of homes managed by RSH- or SHR-regulated providers

The Fund maintains strong partnerships to deliver services to residents. Quality services are provided through partners, with 92% of the Fund's portfolio of homes managed by RSH- or SHR-regulated housing providers and 95% of care partners rated 'good' or 'outstanding' by CQC. To manage lease-model risks, all leases include event clauses, exceeding the Fund's 75% target. However, three RPs that collectively oversee 57% of the Fund's homes are rated as non-compliant by the RSH.

SIPUT II is Henley Fund Management's second fund focused on addressing the shortage of social housing for vulnerable individuals in the UK

2. Based on the Net Asset Value (NAV) of the Fund's portfolio.
3. Occupancy for homes that had completed at least six months before the end of the reporting period, representing 80% (241) of the Fund's 300 operational units. Occupancy represents residents in units, and is a point-in-time figure, reported as at the end of March 31st 2025. The Fund calculates any property with a N&V agreement as 100% occupied given that the agreement will cover the full gross rent cost for the Housing Partner if a home is void. On this basis, overall occupancy is at 91%. 100% of schemes have a lease to a housing partner.
4. Weighted by number of units.
5. RSH regulated RPs represent 92% of the Fund's net asset value (NAV).

Outcomes

Improved Resident Wellbeing

A Resident Outcomes Survey showed that compared to their previous home:

- **55%** of respondents reported an improvement in their independence
- **50%** of respondents reported an improvement in their confidence
- **47%** of respondents reported an improvement in their support network

A survey conducted with a sample of 74 residents (representing 30% of the occupied portfolio) demonstrates that the Fund's homes support resident wellbeing, with respondents reporting high levels of satisfaction across five key wellbeing areas.

Value for Money

We estimate that once fully occupied the Fund's homes will annually deliver:

£1.5M SOCIAL IMPACT
Value of improved resident outcomes

£7M FISCAL SAVINGS
Cost savings to the public purse

£8.5M TOTAL SOCIAL VALUE
Social impact + fiscal savings

THIS REFLECTS A SOCIAL RETURN ON INVESTMENT RATIO OF £2.03 FOR EVERY £1 INVESTED BY SIPUT II[6]

6. The Social Return on Investment (SROI) ratio projects the value that will be created by the Fund's investments over the length of the lease. This is then compared to the total amount the Fund has spent, to provide a £ return on investment figure. We are 90% confident that the SROI ratio is between £1.54 and £2.53.

CONCLUSIONS

Overall, SIPUT II has successfully built off the learnings of its predecessor fund, SIPUT I, to embed good levels of impact throughout. Henley FM has formed close strategic relationships amongst its stakeholders and demonstrated a commitment to delivering high quality infrastructure. We look forward to seeing the Fund building its portfolio to continue delivering impact.

STRENGTHS AND RECOMMENDATIONS

Strengths

→ **Strong Partnership Agreements**
SIPUT II stands out for the quality of its partnerships, with all housing partners reporting positive and collaborative relationships. Partners also highlighted the Fund's commitment to ensuring homes are meeting the needs of, and delivering positive outcomes for, residents. The Fund has further strengthened partnerships by working with housing providers to develop an event clause that reduces risks to housing providers in case of a regulatory change. This as well as other clauses in the lease provide greater assurance that risks are distributed more equitably. Housing providers reported that this has led to the adoption of better risk sharing clauses in the sector by other institutional landlords.

→ **High Quality Homes**
Drawing on lessons from SIPUT I, the Fund has set investment criteria to ensure its portfolio is comprised of high-quality homes. The Fund will only fund shared accommodation properties with a maximum of five units, and all homes must have sufficient space so that residents do not have to host guests in their rooms. The Fund has pushed one of its strategic developer partners to enhance its specification across the partner's developments, including setting minimum criteria for the number of bathrooms per person and the size of bathrooms, as well as making energy efficiency upgrades to achieve EPC B on properties and installing renewable energy infrastructure in some instances. Through interviews with the Fund's various partners and its residents, we consistently heard that the Fund's homes were of notably high quality and intentionally designed to meet the varying needs of residents. This focus on quality, functionality, and sustainability reflects the Fund's long-term investment in resident wellbeing.

→ **Additionality of Homes**
The Fund significantly outperforms its target for homes 'new' to SSH sector, achieving 90% against its 75% target. It also surpasses its target of 30% of homes being new build, with 43% of the portfolio comprised of new builds. As such, the Fund is driving additionality into the sector through its delivery of new homes into the sector.

Recommendations

→ **Housing Provider Regulator Compliance**
Three of the Fund's housing provider partners, managing 57% of homes, have been rated as non-compliant by the Regulator for Social Housing. A key component of the non-compliant rating is due to concern from the regulator about the overburdening of risk onto RPs from the standard 20 year leases in the sector, which in general do not share the risk burden between the landlord and RP. However, for one RP the regulator has also expressed concern about other aspects of the governance. These RSH gradings are over 24 months old and SIPUT II has informed TGE that it is comfortable with the changes made to governance by these organisations in response to the ratings. Nevertheless, TGE recommends that the Fund continues to monitor the sustainability of these organisations and maintains a dialogue with the regulator about its concerns in the sector.

→ **Energy Efficiency**
Of the Fund's new build properties, 79% are EPC B and 10% are EPC A, and 37% have renewable energy infrastructure.[7] Therefore, the energy efficiency performance of the Fund's new build portfolio is largely in line with sector norms.[8] While we view the Fund's initiatives in improving the EPCs of refurbished properties as positive, with 51% of completed refurbished properties improving EPCs since purchase, there is room for more ambitious targets. We recommend the Fund establish a target that a set proportion of new build properties that achieve EPC A and refurbished properties achieve EPC B, along with a requirement of the installation of renewable energy infrastructure where the Fund is able to influence this decision.

7. Figures weighed by number of units in each property.
8. In Q1 2024 79% of homes were EPC B and 6% were EPC A (ONS). 8% of new builds in 2023 had heat pumps and this is thought to have risen substantially throughout 2024, and up to 40% of new builds have PV energy.

1 / OVERVIEW AND IMPACT THESIS

1.1 ABOUT THE FUND

Henley Secure Income Property Unit Trust II (SIPUT II or the Fund) is an evergreen fund that was launched in 2022. It is the successor to SIPUT I, which launched in 2017 and has now closed to new investment. Both funds are managed by Henley Fund Management (Henley FM), part of Henley Investment Management, a global investment firm which protects and grows investor capital through investment strategies across a broad real estate led platform.

As of 30th March 2025, the Fund has deployed over £76m to acquire 48 properties across the UK, which are leased long-term to housing providers to manage, providing 285 homes for 322 potential residents. A breakdown of the homes along different categories is described in Table 1.

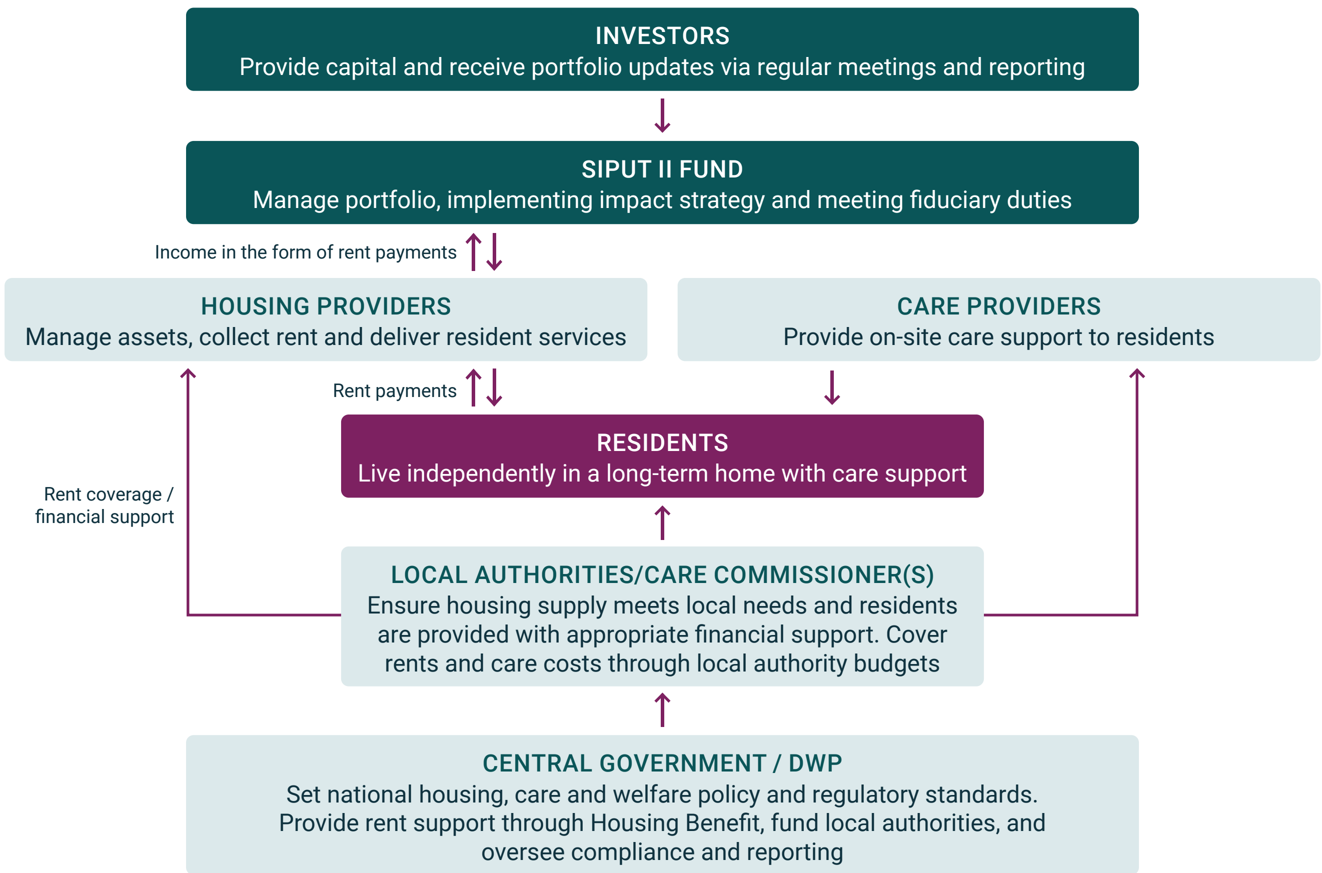
The Fund aims to address the shortage of social housing for vulnerable individuals in the UK while providing long-term, secure income streams to investors. To date, it has focused on acquiring specialist supported housing for vulnerable adults, including individuals with learning disabilities, physical disabilities or mental health conditions. The Fund will also consider other types of supported housing for individuals requiring support, such as extra care housing or housing for care leavers.

SIPUT II attracts a range of institutional investors, including local government pension funds, and also engages with charities, foundations, insurers, government entities, and local authority treasury teams to raise capital.

Table 1: Breakdown of homes by category

CATEGORY	FIGURE
Total number of funded homes	**285**
Operational	256
Under construction	29
Build type	
Refurbished homes	147
New build homes	138
Residence type of operational homes	
Self-contained homes	245
Shared accommodation	11

Stakeholders



1.2 IMPACT THESIS

The Problem

The UK has a shortage of supported housing, meaning often those with disabilities, mental health problems, or age-related conditions are placed in unsuitable living settings. This can have a negative effective on wellbeing, reduce independence, and lead to worsening health outcomes. In addition, this can be costly to the taxpayer as individuals often require higher levels of support than needed when living in unsuitable living settings. It is estimated that by 2040, an additional 150,500 units of supported housing will be required nationally. If current unmet need (179,600 – 388,100) units is factored in and projected forward, overall demand by 2040 rises to 361,700-640,700 additional units.[9] A survey of over 10,000 disabled people in the UK found that 46% were unable to access or had extreme difficulty accessing medical facilities.[10]

The Solution

The Fund invests in and develops high-quality SSH by refurbishing and repurposing existing properties, either existing SSH or residential accommodation, and developing new build schemes to meet the growing need for supported housing.
These properties are designed for individuals with learning disabilities, physical disabilities, mental health conditions, and other special needs, with bespoke facilities or adjustments that cater to the specific needs of an individual according to their category of needs. In addition, the Fund ensures that they are integrated within local communities and close to essential services such as healthcare and education.

Intended Impact

The Fund aims to deliver measurable social value by increasing the supply of sustainable, and high-quality supported housing that provides good value for money to the taxpayer, as well as Local Authority and NHS budgets. It also enables the provision of tailored support services to help residents live as independently and with as much dignity as possible. Support services are developed in collaboration with local authorities, who direct on what the needs for the intended residents are. The Fund aims to enhance the quality of life of residents whilst delivering long-term growing income for investors.

9. Supported Housing Review 2023.
10. UK Disability Survey research report, June 2021.

1.3 THIS REPORT

This report has been produced for SIPUT II by The Good Economy. It is the first independent impact report for SIPUT II and therefore covers the entire period from the Fund's launch in 2022 to March 2025.

The report is based on TGE's independent assessment of SIPUT II's performance both against its stated Impact Objectives and whether any measurable changes are taking place in outcomes being experienced by people, places and the planet. The assessment of outcomes is based on the five dimensions of impact, which are part of industry-wide norms developed through the Impact Management Project.

The findings in this report are based on a mix of quantitative and qualitative data. This includes:

- → Portfolio data and other documents provided by SIPUT II
- → Interviews with six of the Fund's 13 housing partners
- → Interviews with two of the Fund's staff
- → Interview with one of the Fund's strategic developer partners
- → Resident outcomes survey data provided by partner care and housing providers
- → Site visits to three schemes, where we spoke to 2-3 residents at each, as well as on-site care staff.

The full research methodologies, data sources and associated evidence risk that inform the report are outlined in Appendix 1.

This report has been prepared following guidance provided by Impact Frontiers' Impact Performance Reporting Norms.

Statement of Independence

TGE is an independent advisory firm specialising in impact measurement and management.

TGE has robust process in place to preserve our integrity and independence, as outlined in our Code of Practice. Before commencing with SIPUT II, we examined our suitability to take on the role of an independent review of impact performance and confirmed that there was no conflict of interest.

We have previously written an impact report for Henley FM's SIPUT I fund and advised on specific social impact queries for Henley FM. However, we are not involved in investment decision-making and have no role in the management of the fund. We therefore feel this does not represent a threat to our independence and are able to take an objective opinion on impact performance.

The Fund invests in housing for vulnerable adults, namely Specialised Supported Housing (SSH) for vulnerable adults.

2 / IMPACT MANAGEMENT APPROACH

2.1 THEORY OF CHANGE AND IMPACT MANAGEMENT OBJECTIVES

SIPUT II developed its own impact management approach which we have used to guide the assessment approach of this report. The Fund's description of impact objectives and outcomes (see Figure 1) summarises how its impact goal is expected to be achieved, and the ways in which SIPUT II intends to contribute to positive change.

The Fund's impact goal is to address the shortage of social housing for individuals with an identified need in the UK. Impact objectives are specific and measurable areas that the Fund can seek to influence in order to achieve its impact goal. The objectives guide SIPUT II's decision making, establish its contribution to outcomes, and provide a basis for engaging with investees on their impact performance.

Figure 1 – Description of Impact Objectives and Outcomes (developed by Henley Fund Management)

SIPUT II IMPACT OBJECTIVES

Primary Objective

Addressing the shortage of social housing for vulnerable individuals in the UK while providing long-term secure income streams to investors.

Secondary Objective

Increase Housing Supply and Quality
- Increase the supply of high-quality, energy efficient homes, and appropriate housing provision.
- Drive additionality into both the residential housing and SSH sectors through the refurbishment and repurposing of existing properties and the development of new build schemes.

Social Need
- Provide accommodation for vulnerable individuals – including learning disabilities, mental health conditions, and other special needs.
- Ensure properties are located within local communities, close to amenities and facilities, improving access to essential services (healthcare and education), and helping integration into communities.
- Enable the provision of tailored support services to help residents live as independently as possible and with dignity.

Fund Sustainable Developments
- Fund developments that are both environmentally and socially sustainable and adapted for resident needs.
- Ensure long-term stable returns for investors through inflation-linked rental income.
- Ensure ongoing monitoring and asset management to maintain high-quality services.

Quality Services and Partnerships
- Build and develop partnerships across housing/care and public sectors to achieve collective goals.
- Raise capital from institutional and private investors, targeting a minimum of £250m over the first five years.
- Lease properties to well-governed housing providers under long-term inflation- linked agreements recognising regulatory feedback around landlord and risk sharing.

IMPACT OUTCOMES

Improved Resident Wellbeing
- Improve outcomes for residents through the delivery of Fund objectives, providing stable housing provision for vulnerable individuals throughout the UK.

Value for Money
- Delivering cost effective supported housing provision, aiming for a 2x SROI.

Near-term Outcomes
- Increased supply of affordable, sustainable, and high-quality housing.
- Through social inclusion improved access to healthcare and educational opportunities.
- Enhanced resident wellbeing and independence.
- Strengthened partnerships with housing providers, care providers, local authority, and NHS commissioning teams and developers.

Long-term Outcomes
- Positive social impact through improved quality of life for residents.
- Sustainable resilient communities with better health and societal outcomes.
- Reduced pressure on public services through cost effective housing solutions.
- Stable target returns and long-term income for investors, supporting further social impact investments, with positive SROI multiple.

2.2 IMPACT MANAGEMENT FRAMEWORK

IMPACT PROCESS

SIPUT II considers impact at each stage of the investment process through its impact management approach.

Figure 2 – Investment Process

Pre-investment

Initiation

Investments are identified through working with social housing development partners, and commissioning teams, along with housing partners and care providers. All deals must have outlined demand with an identified cohort and commissioning support in writing prior to consideration.

Due Diligence

Each proposed scheme is assessed pre-purchase using SIPUT II's Impact Assessment Tool, which scores the scheme against predefined impact KPIs.

Post-investment

Asset Management

Monitor capex during works and defects periods, tenant obligations under FRI leases, as well as ratings and feedback from the Care Quality Commission and Regulator for Social Housing. Oversight also includes quarterly meetings with housing providers, tracking of KPIs such as voids, rent collection, compliance, and regular ESG and impact monitoring.

IMPACT STANDARDS

The Fund aligns its impact objectives and outcomes with the UN Sustainable Development Goals (SDGs), as outlined below.

3 GOOD HEALTH AND WELL-BEING

Ensure healthy lives and promote well-being for all at all ages

11 SUSTAINABLE CITIES AND COMMUNITIES

Make cities and human settlements inclusive, safe, resilient and sustainable

10 REDUCED INEQUALITIES

Reduce inequality within and among countries

IMPACT GOVERNANCE AND ESG RISK MANAGEMENT

Impact and ESG risk mitigation is primarily considered at the Fund level rather than the organisational level. Impact is considered alongside achieving a responsible long-term return on investment, with the Fund providing examples of instances where impact has been pursued over maximising return for some individual properties. The Fund Manager has responsibility for overseeing the Fund's impact strategy, with inputs provided by the Investment Committee and the Board. Integration of impact into decision making is supported by the Fund's impact assessment tool, which helps to tailor measurement across schemes and monitor areas such as EPC standards, carbon reporting, sustainable rent models and end-beneficiary outcomes.

The Fund integrates ESG factors into its investment process primarily by setting minimum energy performance standards prior to acquisition, as well as centering decision making on evidenced social need for the properties and long-term financial viability. Energy efficiency measures are assessed for their impact on rent levels and scheme viability, and agreed works at acquisition ensure ESG initiatives are maximised while considering needs and behaviours of intended residents.

3 / IMPACT PERFORMANCE

3.1 PERFORMANCE AGAINST IMPACT OBJECTIVES

3.1.1 INCREASE HOUSING SUPPLY

Increase the supply of good quality homes through the refurbishment and repurposing of existing properties and the development of new build schemes.

IMPACT OBJECTIVE	METRICS	2025	TARGET (2025)
Increase Housing Supply	Number of schemes	48	No target
	Breakdown of homes by stage: Operational Under construction	285 256 29	No target
	% of homes defined as 'new' to sector	90%	75% ✓
	Breakdown of homes by build type:[11] New build Refurbished	 43% 57%	30% new build ✓

Since its inception, SIPUT II has invested in 48 schemes. This brings the total number of homes funded to 285 and intended residents that can be accommodated to 322. Of these homes, 256 are operational with the remaining 29 under construction. 90% of its homes are new to the supported housing sector, driving additionality into the sector.

To assess this objective, we consider:

→ Whether the Fund has expanded its portfolio and pipeline.

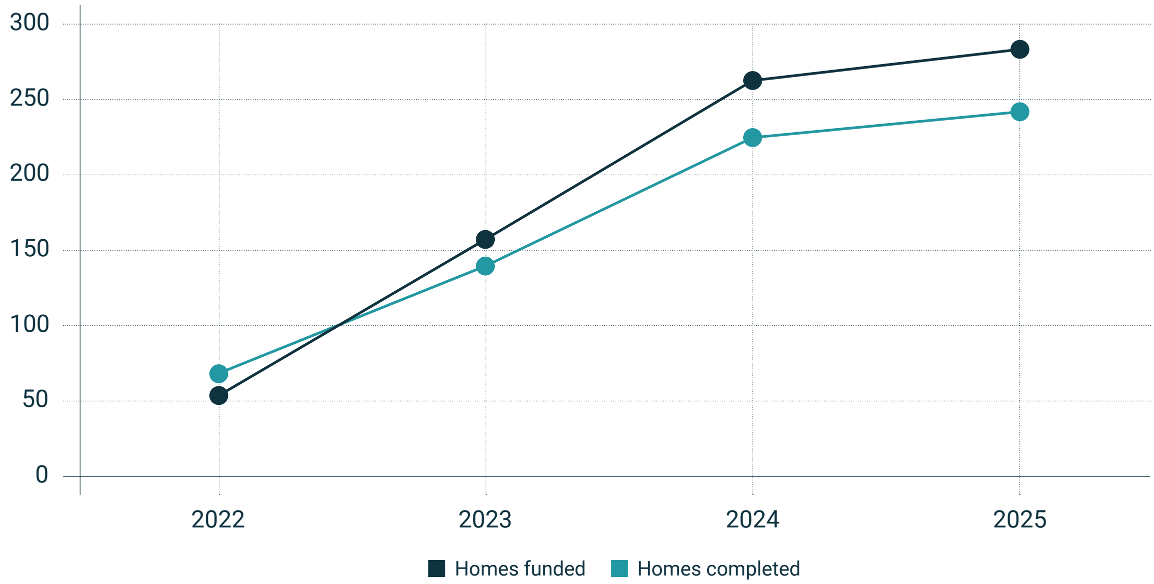
→ The Fund's additionality in delivering homes, understood through the condition of stock and whether homes are 'new' to the supported housing sector.

11. Weighted by number of units.

1. Portfolio and Pipeline

Since its inception, the Fund has built up a good pipeline of homes, as seen in Figure 3. Most of its portfolio growth occurred in the first two years of the Fund and has plateaued over the last year. This reflects both the challenging macroeconomic environment and difficulties in raising equity from pension funds driven by anticipated changes from the government's decision to pool Local Government Pension Funds. The Fund also noted that it has adapted to a slower, phased deployment of capital as it is better suited to the sector, particularly given the issues driven by past rapid expansion into the sector by other institutional investors.

Figure 3 – Total number of homes funded and completed 2022–2025



2. Investment Additionality

SIPUT II delivers additionality to the SSH sector through providing bespoke housing adapted for resident's needs through two mechanisms- funding new properties and refurbishing existing ones. 43% of the homes in the portfolio are new build, exceeding the Fund's target of 30%. 51% of the Fund's homes are purpose built for SSH, representing all of the Fund's new build properties and two existing properties that were purpose built, with the remaining 49% being adapted or reconfigurations of existing properties.

The Fund also outperformed its target of 75% of its homes defined as 'new' to the SSH sector, with 90% of its homes meeting this definition. SIPUT II defines a home as 'new' to the sector if it was not previously being used for SSH, either as a result of being new build acquired directly from a developer and purpose built for SSH, or a conversion from an existing building with prior alternative use. The remaining 10% of homes in the portfolio were acquired with residents living in them from a third party investor. As such, SIPUT II is driving notable additionality to the SSH sector.

3.1.2 SOCIAL NEED

Provide accommodation for individuals with an identified need, including those with learning disabilities, physical disabilities, mental health conditions and other special needs.

Ensure properties are located within local communities, close to amenities and facilities, improving access to essential services (healthcare and education), and helping integration into communities.

Enable the provision of tailored support services to help residents live as independently as possible and with dignity.

IMPACT OBJECTIVE	METRICS	2025	TARGET (2025)
Social Need	Number of intended residents	322	No target
	Occupancy rate[12]	91%	90% ✓
	% of properties supported by a local authority or NHS Nomination and Void Agreement	43%[13]	30% ✓
	Breakdown of homes by housing type: Specialist supported housing[14]	100%	No target
	Residents' breakdown of weekly care hours:[15] 0 – 10 hours 11 – 20 hours 21 – 40 hours 41 – 100 hours 100+ hours	 5% 11% 21% 26% 37%	No target
	% of portfolio located in the 0-40% most deprived local authorities (based on the IMD)	68%	50% ✓

SIPUT II delivers much-needed accommodation for people with an identified need, as evidenced by 43% of properties being supported by a local authority or NHS Nomination and Void Agreement, outperforming its target of 30%. Excluding homes completed in the last six months, the Fund met its occupancy target, reaching 91%, which is in line with a sector benchmark for the supported housing sector of 95%.[16] This was supported by housing partners who reported high demand for the homes.

To assess this objective, we consider:

- → Whether there is a local demand for the homes – understood through occupancy levels, how many properties are supported by the local authority or NHS, and demand reported by housing partners.
- → Who the investment benefits – understood through the care needs of residents and their severity and whether homes support independent living.
- → Whether SIPUT II targets deprived areas.

12. Occupancy for homes that had completed at least six months before the end of the reporting period, representing 80% (242) of the Fund's 300 operational units. Occupancy represents residents in homes and is a point-in-time figure, reported as at the end of March 31st 2025.
13. Based on the Fund's NAV.
14. One property, comprised of 10 homes, does not have a care provider on site but provides long-term accommodation with intensive housing management provided by the Registered Provider (RP).
15. Based on data provided by SIPUT II, representing 129 residents.
16. Housemark, & Acuity. (2022, November). Sector Scorecard analysis report 2022. Housemark.

1. Local Demand For Homes

The Fund is significantly exceeding its target of 30% of properties supported by a local authority or NHS nomination and void (N&V) agreement, reaching 43%. N&V agreements require the local authority or NHS to nominate eligible residents to the housing provider, helping ensure that homes are appropriately allocated to residents based on their needs, as assessed by the local authority or NHS. Notably, it means the local authority or NHS underwrites void costs for a set period, typically 15-20 years, indicating that they believe there is long-term demand for the property in the area. In addition, following Henley FM's experience in managing SIPUT I, the Fund now requires all potential properties to have upfront written support from the commissioner in the local area. This assures there is a local need for the types of homes built as determined by the commissioner.

For homes completed for six months or more since the end of the reporting period, occupancy is 91%, reflecting a need for the Fund's homes. Housing partners reported high demand for the homes, citing the new build quality as a key driver. Overall occupancy is at 84%, falling below the Fund's target of 90%.[17] Most of the properties with occupancy below 80% were completed in the 12 months to the end of the reporting period, in which a lower occupancy is to be expected given the time necessary to complete referrals for potential residents and moving them in. The five properties with lower occupancy that completed more than 12 months before the end of the reporting period took longer to fill due to factors such as complex hospital discharges, balancing new and existing residents' needs, and recruiting care staff for a different profile of residents. In some cases, nominating authorities deliberately keep homes empty while supporting individuals with highly complex needs to transition out of the hospital, which can take more than a year. However, all five properties have either a N&V agreement or a 10-year service-level agreement with the local authority, indicating that the local authority is confident there is a long-term need for the properties in the area.

2. Care Needs Served and Independence

All of the Fund's portfolio is comprised of specialist supported housing, designed to promote greater independence by providing residents with accommodation that combines suitable living environments with access to care when needed. The acuity of need across the portfolio is mixed, serving residents with a range of care needs – including learning disabilities, autism, and mental health conditions.

The type of home varies according to the level and nature of resident's needs:

- → Self-contained units are typically for individuals who require 24-hour on-site care support but who are able to live with a greater level of independence.
- → Shared properties accommodate individuals with higher acuity or younger people transitioning from college or their family home.
- → Single-occupancy bungalows are designed for individuals with higher needs requiring more intensive care support.

This model enables residents to gain greater confidence and independence, particularly for those moving from family homes or institutional settings. During site visits, several residents described experiencing a stronger sense of independence since moving into specialist supported accommodation. The Fund enables this independence through adaptations tailored to residents' individual needs – for example, one visually impaired resident had door frames painted in contrasting colours to help them navigate their home more easily (see Case Study on page 25). Partnerships with experienced housing and care providers further ensure that residents receive consistent, high-quality support, enabling them to live independently with dignity (see Quality Services and Partnerships on page 26).

The Fund also supports residents' independence and connection to their local communities by ensuring homes are located near amenities. An analysis of walking times shows that:

- → Within 10–15 minutes: Residents can access local bus stops, with 96% of schemes within a 10-minute walk and all within 15 minutes.
- → Within 15 minutes: Most residents can reach essential services on foot, with 75% of schemes within a 15-minute walk of a GP surgery and 81% within the same distance of a supermarket.
- → Within 30 minutes: Nearly all schemes are within a 30-minute walk of a GP surgery (94%) or supermarket (98%). However, only around half (52%) are within a 30-minute walk of a train station, indicating more limited rail connectivity in some areas.

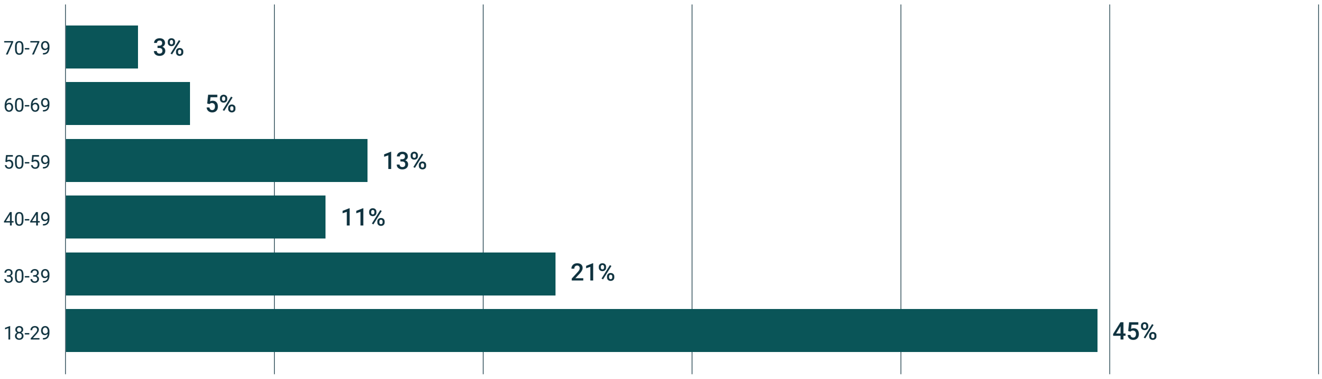
Walking times provide a useful indication of accessibility, though they do not represent the full extent of residents' access to amenities. Many individuals with mobility needs may rely on cars or public transport rather than walking, so walking distance is a proxy for overall accessibility rather than a direct measure of how residents travel in practice.

17. The Fund calculates any property with a N&V agreement as 100% occupied given that the agreement will cover the full gross rent cost for the Housing Partner if a home is void. On this basis, overall occupancy is at 91%.

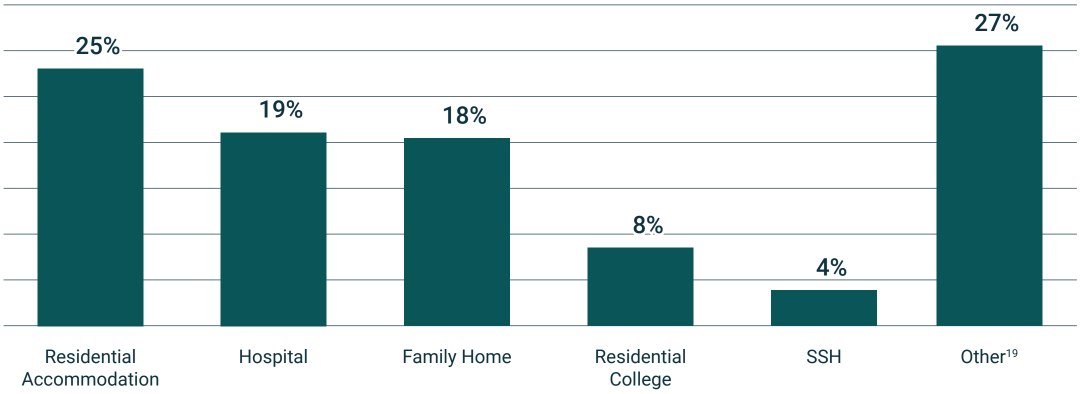
RESIDENT DEMOGRAPHICS[18]

Category of Care Need

Age of Residents



Resident Previous Accommodation Type

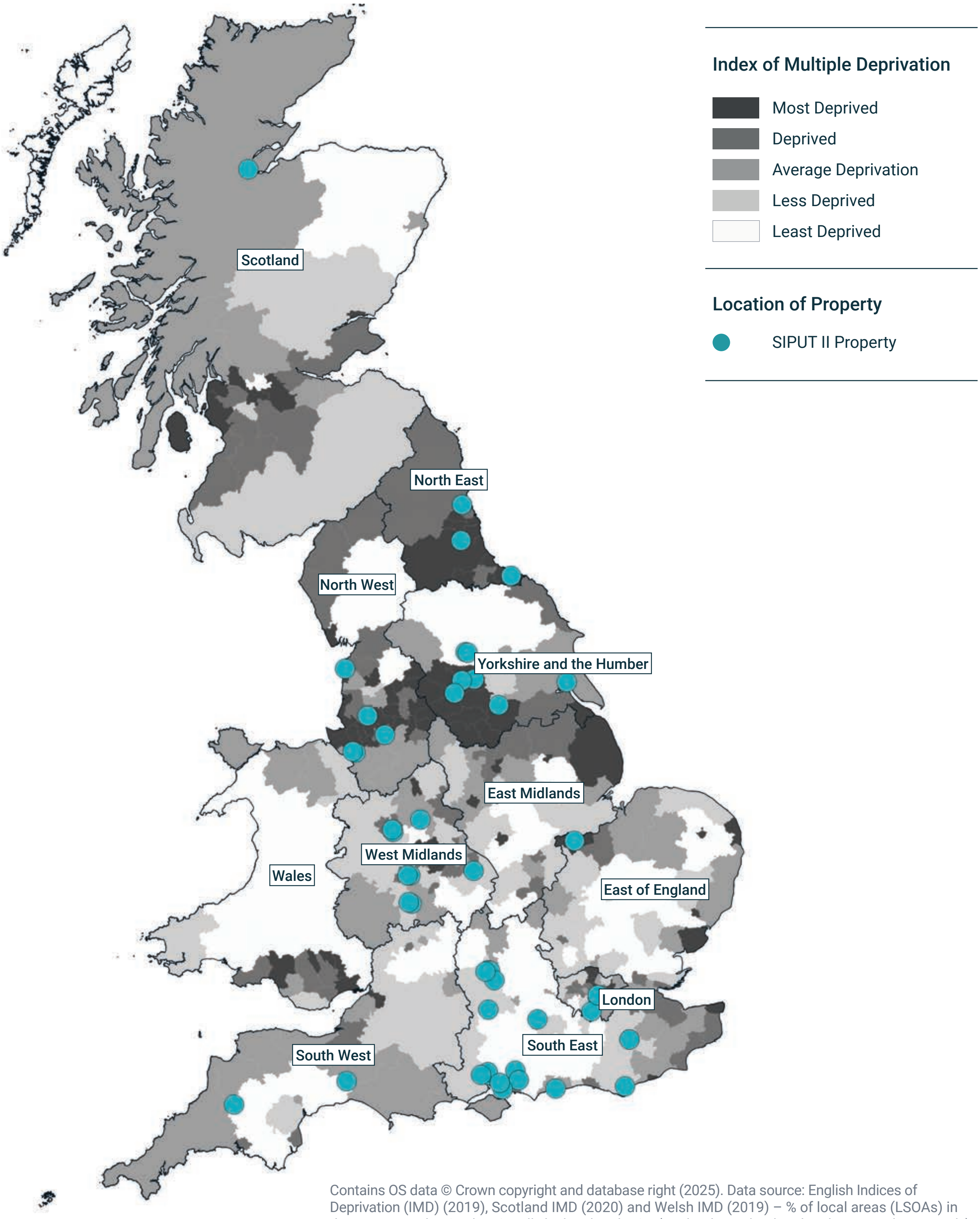


18. Resident information based on a sample of resident data provided by SIPUT II, representing 91-97% of current residents.
19. Includes "inappropriate or unsuitable accommodation", temporary accommodation, and unspecified locations.

3. Investments Target Areas of Deprivation

The homes in SIPUT II's portfolio are located in 29 local authorities across the UK. 68%[20] of the Fund's homes are located in the 40% most deprived local authorities, notably above the Fund's target of 50%.

Figure 4 – SIPUT II's Portfolio According to the Index of Multiple Deprivation



Contains OS data © Crown copyright and database right (2025). Data source: English Indices of Deprivation (IMD) (2019), Scotland IMD (2020) and Welsh IMD (2019) – % of local areas (LSOAs) in the 20% most deprived nationally by local authority (England, Scotland and Wales treated separately).

20. Weighted by number of units.

CASE STUDY:[21] HAGBOURNE ROAD, DIDCOT

Property completed	November 2024
Build Type	New Build
Primary Care Need	Learning Disabilities
Location	Didcot, Oxfordshire County Council
Housing Partner	Chrysalis
Residents served	12

Hagbourne Road offers specialist supported accommodation to young adults (18–25), intended to support residents in developing the skills and confidence needed to live independently. Care is available on-site 24/7, but residents can come and go as they choose. Oxfordshire County Council nominated residents for the scheme and commissions the care provider via a void and nominations agreement.

The property is located on a quiet residential street, blending in with neighbouring homes. It is around 15 minutes on foot to the nearest train station and nearby the town centre, which includes supermarkets, a cinema, and other amenities.

The scheme includes two shared ground-floor flats – one for four male residents and one for three female residents – and five self-contained flats upstairs. The intention is for residents to begin in the shared flats, then progress to a self-contained flat before eventually moving on to more independent living as part of a structured transition process.

Rooms in the scheme are relatively spacious, and the simple internal design suits a range of residents – one visually impaired tenant has been able to navigate their room confidently without adaptations. A large, shared garden provides outdoor space for residents, in which staff have started to organise communal activities such as BBQs. Staff commented positively on the standard of the building and the speed of maintenance repairs, which have been minor.

Feedback from support workers and two residents was generally positive. Both residents we spoke to said they were happy with their homes and the care provided. Staff noted that the scheme's structure and setting support residents' autonomy while ensuring help is available when needed.

Resident Story – Max

Max, a man in his early twenties, moved into the shared flat in Didcot just before Christmas last year. Having previously lived with his dad and stepmum, he felt ready for his own space but still benefits from day-to-day support. Staff help him with shopping and reading, and he's gradually becoming more independent – often preparing his own meals using his air fryer.

He spends time in the town centre and occasionally relaxes in the communal garden. Max said he feels "alright" in his home and gets on well with the support team. He sees his dad and their dog regularly, maintaining family ties while gaining more autonomy.

Resident Story – Tim

Tim lives in one of the self-contained flats on the first floor and moved into the scheme around six months ago. Before that, he lived in supported housing in Bristol but chose to relocate as the staff were not providing quality care. He stays in regular contact with a former housemate from that scheme.

Since moving to Didcot, Tim feels his needs are being met and describes his new home as a clear improvement. The area's transport links allow him to visit family and friends every other weekend, taking the train independently to do so. His wellbeing has improved as well – he describes the environment as more relaxed and with less drama. He enjoys getting support to access local football and other sports, and often spends his free time outdoors or at the cinema. Tim also said he gets on well with all the support workers.

21. Resident names have been changed for anonymity. Case studies are illustrative, aiming to be descriptive and designed to add realism and depth. Site visits for case studies are selected based on i) the build type of the property, to ensure representativeness of the portfolio, ii) RP managing the site, to ensure a mix of the Fund's RPs are represented.

3.1.3 FUND SUSTAINABLE DEVELOPMENTS

Fund developments that are both environmentally and socially sustainable and adapted for resident needs.

IMPACT OBJECTIVE	METRICS[22]	2025	TARGET (2025)
Fund Sustainable Developments	Refurbished properties[23] by EPC grading: A B or above C or above	 8% 31% 100%	100% EPC C or above ✓
	New build properties[24] by EPC grading: A B or above C or above	 10% 89% 100%	100% EPC B or above X
	% of refurbished properties with improved EPCs since purchase	51%	No target
	% of leases with sustainability considerations	98%	75% ✓
	% of residents satisfied with the quality of their home[25]	81%	No target

The Fund delivers good quality homes and has invested in improving the energy efficiency of all refurbished homes, with 51% improving their rating since purchase. Quality is further supported through investment criteria and a strategic developer partnership, with feedback from residents and housing providers confirming that homes meet the needs of residents.

To assess this objective, we consider:

→ The operational energy efficiency of homes and SIPUT It's role in driving sustainability measures.

→ The quality of homes – understood through resident satisfaction with homes and specification criteria.

22. All EPC metrics are calculated from data for units within completed properties, which totals 300 units, and does not include homes which have not yet been evaluated.
23. Figures are weighted by the size of each property i.e. the number of units in each property.
24. Figures are weighted by the size of each property i.e. the number of units in each property.
25. Based on a survey sample of 74 residents. Includes respondents that noted being "satisfied" and "very satisfied" with their homes.

1. Energy Efficiency of Homes

The Fund's portfolio demonstrates energy efficiency in line with the sector. 89% of new build properties achieve EPC B or higher, in line with a national benchmark of 85%.[26] The Fund's refurbished homes perform better, with 100% of properties achieving EPC C or higher, compared with a national benchmark of 60%.[27] As such, the Fund meets the government's suggested minimum standard for supported housing being EPC C, and will meet the likely requirement of all homes meeting EPC C by 2030, provided it continues to maintain this standard.[28] Building on lessons from SIPUT I, feedback from housing and commissioner partners, and in line with projected government targets, the Fund has set minimum EPC requirements for its properties – EPC B for new builds and EPC C for refurbishments. This ensures long term viability and sustainability of the schemes.

While 89% of new builds met the EPC B target, one property (11%) achieved EPC C due to specification decisions the Fund could not influence as it did not forward fund the property. The lower EPC is due to the implementation of a specific heating type to increase resident safety.[29]

SIPUT II supports the improvement of energy efficiency of homes through refurbishing existing properties. All refurbished properties meet the Fund's target of minimum EPC C. Refurbished homes are rebuilt from the bare brick with new insulation and heating. Solar panels and air source heat pumps are installed at 11 (23%) of the Fund's properties. As a result of these initiatives, 51% of refurbished properties had improved EPCs (from D and E ratings) since they were purchased.

The Fund is working to enhance and monitor the energy efficiency of assets on an ongoing basis. Upon acquisition, a full building survey is commissioned to identify energy efficiency improvements, used to inform the scope of works and where possible, enhance EPCs and longer-term energy efficiency. A third party collects asset-level energy data to establish a baseline for carbon reporting and results will be used to identify opportunities for improving energy efficiency while being mindful of the needs of the residents. Sustainability clauses in leases enable the Fund to collect environmental performance data from housing providers, with 98% of leases including this provision, exceeding the Fund's target of 75%.

We welcome the steps taken by the Fund to improve the energy efficiency of its portfolio and note that the portfolio is already meeting the government's proposed future minimum standards for EPC ratings, but recommend more ambitious targets. Specifically, we recommend setting a target of achieving EPC A for a set proportion of new builds and EPC B for a set proportion of refurbished properties, as well as increasing the incorporation of renewable infrastructure.

26. UK Department for Levelling Up, Housing and Communities. (2024, June 27). Energy performance of buildings certificates statistical release: January to March 2024, England and Wales. GOV.UK.
27. Department for Levelling Up, Housing and Communities. (2025). Live tables on Energy Performance of Buildings Certificates: EPCs for all domestic properties (existing and new dwellings). GOV.UK.
28. UK Ministry of Housing, Communities & Local Government. (2020, October 20). Supported housing: national statement of expectations. GOV.UK.
29. Heating elements are placed on the ceiling to prevent damage and allow better mobility for residents, as instructed by the Commissioner's assessment of the identified cohort.

High Quality Specification of Homes

We heard from the Fund that it promotes high quality specification of its homes through its investment criteria and strategic relationships with developers.

Investment Criteria

Drawing on experience from SIPUT I, the Fund only considers shared properties that:

- → Accommodate up to five residents with ensuite bathrooms, or small blocks of self-contained flats.
- → Include single occupancy homes for pre-identified residents if there is a N&V agreement from the commissioning authority.
- → Have adequate space for the care team and a communal area large enough for residents to host guests outside their bedrooms.

The Fund has standardised these requirements across its portfolio through its developer partnerships. As such, the Fund not only meets the government's minimum housing facility standards for supported accommodation but aligns with best practice by ensuring communal spaces and dedicated areas for care workers are included in properties.[30]

Strategic Partnership

SIPUT II's strategic partnership with Warwick Investments, a social housing investment firm and developer, further enables its delivery of quality homes, particularly through their strong SSH expertise and relationships with local authorities. Predominantly delivering refurbishments, they meet regularly with commissioners and care providers to agree on specifications that meet the needs of residents.

The developer collaborated with Henley FM on its previous fund, SIPUT I, and has observed significant positive development in the approach taken in SIPUT II. The partnership has driven Warwick Investments to strive for higher quality specification of its developments, including:

- → **Bathroom size:** Ensuite or a dedicated bathroom per person, with a minimum size to accommodate the support needs of residents.
- → **Minimum EPC bands:** Targeting EPC B on new properties.
- → **Renewable energy installation:** Installing solar panels on most properties and aiming to add air source heat pumps where possible.

Warwick Investments emphasised a collaborative, value-aligned relationship with SIPUT II, grounded in a shared commitment to serving the residents living in its homes.

30. UK Ministry of Housing, Communities & Local Government. (2020, October 20). Supported housing: national statement of expectations. GOV.UK.

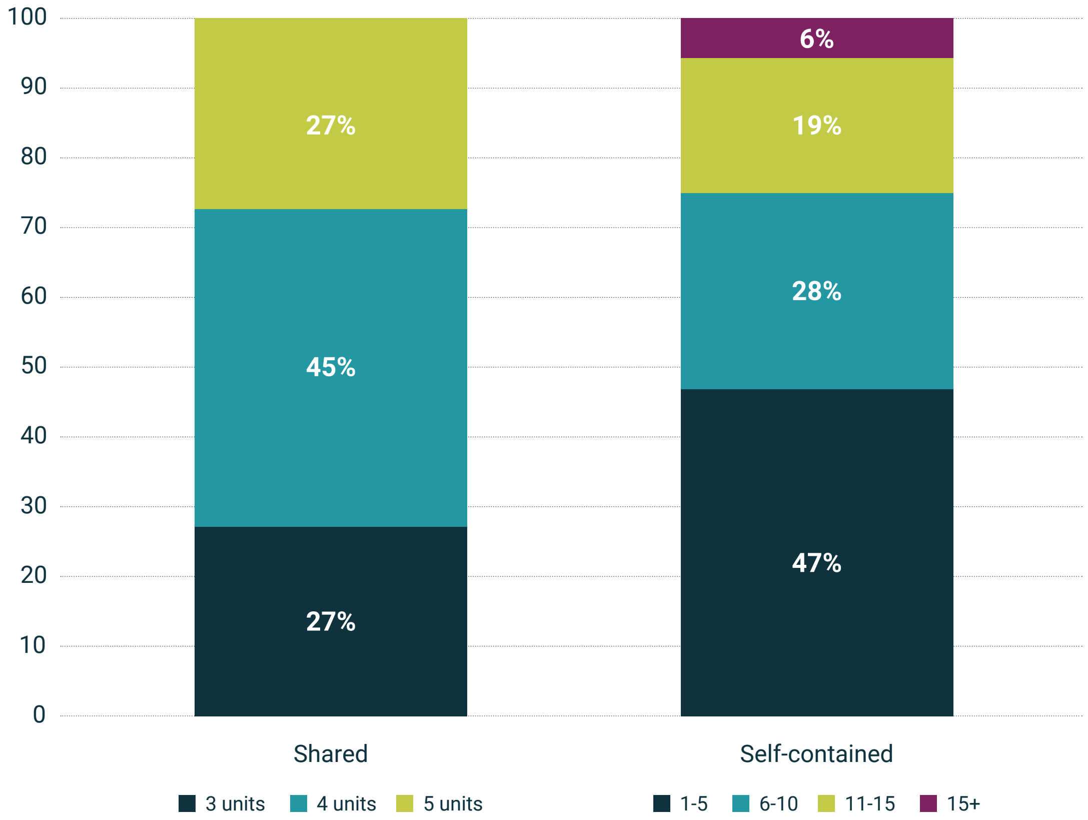
2. Quality of Homes

81% of surveyed residents reported that they were satisfied with the quality of their home. This was supported by housing providers, whom all reported that homes were of high quality and meeting the needs of residents.

The portfolio is primarily comprised of properties with self-contained flats, representing 75%, with the remainder being shared accommodation (25%). A breakdown of the home sizes by each category is shown in Figure 5. We heard from the Fund that the smaller size of developments broadly aligns with commissioning strategies to avoid large-scale SSH schemes.

Our three site visits showed the homes to be of good, new-build quality. We saw some adaptations in the properties, such as wet rooms and larger corridors for persons with mobility challenges. In two of the properties, residents had decorated their homes to make it their own. The residents we spoke to were broadly happy with their homes and enjoyed living in their local area.

Figure 5 – Breakdown of home sizes by category



CASE STUDY:[31] CLARO ROAD, HARROGATE

Property completed	July 2024[32]
Build Type	New Build
Primary Care Need	Austism, learning disabilities, with allowance for physical disabilities due to site set up
Location	Harrogate, Harrogate Borough Council
Housing Partner	Highstone Housing Association
Residents served	23

Claro Road provides long-term supported housing for adults with autism, learning disabilities, and physical disabilities, designed to offer a stable environment that promotes greater independence. On-site care is available at all times, but residents can come and go freely if they are able. The property is managed by Highstone Housing Association through a ten-year agreement with the local authority.

Situated on a quiet residential street, the property is around 20 minutes' walk from Harrogate train station and town centre, which offers a range of amenities including supermarkets, restaurants, museums, and galleries. Harrogate District Hospital is located a short drive away.

The development consists of 23 self-contained one-bedroom flats, arranged across two three-storey buildings. The homes are generously sized and tailored to suit the specific needs of the residents. While there have been some early issues with the lifts, Highstone is addressing these and communicating regularly with residents on progress.

Previously the site of a residential care home for young adults with learning and physical disabilities, the properties are newly built to better support independent living. 11 residents from the former home have moved into the new accommodation. Demand for this type of housing is high, and plans are underway to build a third building to expand capacity.

Feedback from both staff and residents was broadly positive. The layout and design of the homes allow individuals to live more independently while still having access to support when required. Staff noted that the setting has been particularly helpful for those who struggled with shared accommodation. A number of residents had previously lived at home with family and are now using this opportunity to explore independent living in a supported setting.

Resident Story – Cameron

Cameron, a man in his 60s with a physical disability, moved into Claro Road in April 2024 after the closure of his previous residential accommodation nearby. He uses a wheelchair and receives two hours of support each day. Cameron appreciates the accessibility of his new flat which has enabled him to live more independently. He regularly visits the town centre to watch movies and values the social side of the scheme, often chatting with other residents. He also reported getting on well with the support staff.

Resident Story – Tanya

In May 2024, Tanya, a woman in her mid-50s moved into Claro Road. She has a learning disability and so previously lived with her mother, but decided to move to gain greater independence following clashes at home. Tanya receives help with housework, including cooking, cleaning, and managing paperwork. She loves the size of her new flat, especially the large kitchen, and has been enjoying learning how to cook since moving in. Tanya likes the local area and has already discovered a few shortcuts into town. She feels the move has had a positive impact on her wellbeing and is unsure where she would be living if this home had not been available.

Resident Story – Janet

Janet moved into Claro Road in April 2024 following the closure of the residential home where she previously lived. She has a physical disability and requires several adaptations in her flat, including hoists in the bedroom and dark-coloured panels to help with visibility around the bathroom entrance. Janet receives help with meals, housekeeping, and support to get outside or play games. Compared to her previous setting, she finds this home more enjoyable and feels a stronger sense of autonomy. While she tends to keep to herself, she sometimes joins in for communal BBQs and appreciates having the option to engage with others on her own terms.

31. Resident names have been changed for anonymity. Case studies are illustrative, aiming to be descriptive and designed to add realism and depth. Site visits for case studies are selected based on i) the build type of the property, to ensure representativeness of the portfolio, ii) RP managing the site, to ensure a mix of the Fund's RPs are represented.
32. Residents moved into one of the two buildings while adaptations were still being completed with the developer, leading to a practical completion date in July. Although this was not the usual process, the Fund was confident the property was safe and chose not to delay the move to avoid prolonging residents' stay in an unsuitable, decommissioned care home on the same site.

3.1.4 QUALITY SERVICES AND PARTNERSHIPS

Develop partnerships with housing and care providers, and ensure they deliver quality services for residents.

IMPACT OBJECTIVE	METRICS	2025	TARGET (2025)
Quality Services and Partnerships	Number of partner Housing Providers[33]	13	No target
	Of which are Registered Providers (RPs), regulated by the RSH[34]	92%	90% ✓
	RSH Rating of RPs: G1/V1 G1/V2 Non-compliant[35] Not rated	 1 1 3 5	No target
	Scottish Housing Regulator (SHR) Rating of RPs Compliant and of strategic national importance	1	No target
	Number of partner care providers	38	No target
	CQC ratings of partner care providers that have been inspected:[36] Outstanding Good Requires Improvement	 8% 87% 5%	90% rated 'good' or 'outstanding' ✓
	% of leases with event clauses in case of a regulatory change	100%	75% ✓

The Fund partners with housing and care providers to ensure quality services to residents, with 91%[37] of homes managed by RSH or Scottish Housing Regulator (SHR) regulated providers and 95% of care providers rated 'good' or 'outstanding' by the CQC, exceeding the Fund's targets. To manage risks associated with the sector's lease-based model, 100% of leases include event clauses, allowing exit or adjustments in response to major regulatory changes.

To assess this objective, we consider:

→ Whether partners are of a high quality, considering regulator ratings, governance, financial capacity, and management standards.

→ Whether the partnerships enable the delivery of quality services.

33. Housing providers include Registered Providers (RPs) regulated by the Regulator of Social Housing (RSH), as well as care providers or housing managers not regulated by the RSH.
34. Calculated by the net asset value (NAV) the RPs represent of the portfolio.
35. 'Non-compliant' includes G3/V3, G4/V3, and non-compliant ratings.
36. This represents 37 partner care providers- the remaining care provider has not yet been rated.
37. The remaining 9% of homes are managed by two unregulated providers, Independent Housing Limited and Real Housing Foundation.

1. Quality Partners

As the Fund is not directly involved with residents, it relies on high quality partnerships to ensure they receive quality services. SIPUT II partners with 13 housing providers and 38 care providers to oversee the management of its homes and support services for residents.

To ensure the Fund is selecting quality partners, all housing and care providers complete a due diligence questionnaire covering governance, lease metrics, and internal control processes. Ratings by the Regulator for Social Housing (RSH), Scottish Housing Regulator (SHR), and Care Quality Commission (CQC) are reviewed, and any significant concerns are noted and assessed.

Housing Partners

All housing providers reported positive relationships with SIPUT II and that they would recommend working with them, citing its pragmatic, collaborative approach, and openness to feedback as key. The Fund's complementary expertise, particularly in housing benefit, was noted by several partners as a key source of technical support. Partners also highlighted the Fund's clear focus on resident needs, noting that return on investment has not been prioritised over resident outcomes, reflecting a commitment to long-term, responsible investment. One partner noted that audit, compliance, and reporting requests from the Fund can be demanding for smaller organisations.

Among the housing providers, the Fund has identified preferred housing providers for strategic growth partnerships, including Reside with Progress, Calico, Chrysalis Care Housing Association, Key Housing (for Scotland), Inclusion, and Westmoreland. These partners are selected for their strong reputations, ability to collaborate on identifying and developing schemes, and long-standing, trusted relationships with the Fund.

The Fund oversees housing partners through regular monitoring of performance, compliance, maintenance, regulatory updates, and ESG reporting. Oversight also includes quarterly meetings, site inspections, and annual visits to partner headquarters, with providers required to flag health and safety issues immediately and escalated unresolved maintenance after one month.

Highstone Housing Association

Highstone Housing Association was rated non-compliant in November 2022 as a result of the previous administration's failure to assess the financial viability of obligations and the misrepresentation of third-party interest. It has a regulatory compliance action plan in place, which it reports progress on to the regulator. The plan aims to address policy and governance gaps as well as more complex items such as financial modelling.

The Fund is aware of the regulatory issues and their cross-team dependencies but remains comfortable with the provider's rent management and leadership changes, following extensive due diligence. The properties either have a N&V or service-level agreement, reducing the financial risk for Highstone and the Fund. SIPUT II notes the properties as some of the highest quality in the portfolio and as such require minimal involvement. We visited one of the properties managed by Highstone, where both support staff and residents reported the homes as high quality and meeting the needs of residents.

Risk management within the sector's lease-based funding model

SIPUT II partners with 13 housing providers, 11 of which are RPs regulated by the RSH or the SHR, collectively overseeing 92%[38] of the Fund's homes. The remaining 8%[39] of homes are managed by non-regulated, not-for-profit providers (Independent Housing Limited and Real Housing Foundation). To monitor quality for non-regulated providers, the Fund carries out regular site visits to homes and expects the same level of compliance, reporting, and resident service as for regulated providers.

Of the 11 RPs regulated by the RSH, three are rated non-compliant by the RSH, either due to long-standing concerns about the sector's lease-based funding model[40] or the specific concerns about their approach (described above regarding Highstone Housing Association). Collectively, these RPs manage 57% of the Fund's homes. The Fund reported being comfortable with the changes these providers made to their governance structures following receiving their ratings. More broadly, in the event of a regulatory downgrade of an RP, the Fund engages directly with the issues raised by the regulator, tracking performance and new regulatory feedback tailored to the specific concern. If RPs fundamentally fail the Fund's expectations, it has the option to transfer leases to another housing provider to protect residents and minimise disruption to service users.

Drawing on lessons from SIPUT I, the Fund has introduced risk-sharing lease structures with event clauses that allow exit by the Fund or RPs at multiple points, or adjustments in response to major regulatory changes, as well as break clauses typically after 10 years for flexibility. 100% of leases have an event clause, exceeding the Fund's target of 75%. These measures, developed in collaboration with housing providers, have been well received by partners and influenced adoption by the wider sector according to partners. N&V agreements further support the financial stability of housing providers by covering void periods. While this shifts some risk to the taxpayer as voids are covered by a public body (i.e. local authority or the NHS), we recognise that commissioning teams often make this decision with the aim of reducing pressures on other services.

We view these steps taken by the Fund as positive and consider them good practice with respect to distributing risk evenly with RPs.

38. Calculated by the NAV the RPs represent of the portfolio.
39. Calculated by the NAV the RPs represent of the portfolio.
40. The Regulator first raised concerns in 2019 in the Addendum to the Sector Risk Profile 2018, which was then reaffirmed in the 2023 Sector Risk Profile. The model requires providers to pay long-term, inflation-linked lease costs to private investors, regardless of their rental income. Since housing benefit may not rise at the same rate, this can lead to financial instability, making providers heavily reliant on continued benefit funding to remain viable. Westmoreland Supported Housing received its regulatory judgement in 2019 and was reassessed in 2020. Inclusion Housing received its regulatory judgement in 2019.

2. Quality Services

The Fund is not involved in care provision to residents living in its homes and therefore relies on building strong partnerships with care providers to ensure positive resident outcomes. This is due to the separation of housing and care that is central to the SSH model, which allows residents, or their nominated person should they not have the capacity, the flexibility to change their care provider without having to move home.

Care Partners

SIPUT II partners with 38 care providers across its properties, which are responsible for delivering support services to residents.

87% of partner care providers that have been rated by the CQC are rated ‘good’, and 8% rated ‘outstanding’, exceeding Fund’s target of 90% of partner care providers being rated ‘good’ or ‘outstanding’. The remaining 5% of care providers, collectively delivering support services to 5% of residents, are rated “requires improvement”. This is notably above the average for England in 2024, where 82% of adult social care services in England were rated good or outstanding.[41] These ratings reflect overall performance of schemes operated by a care provider, rather than just those owned by SIPUT II. As such, the ratings determine the overall quality of the care provider and thereby are an indication of the quality of care delivered by the provider in SIPUT II’s homes.

The Fund monitors care provider performance through annual meetings with its largest providers, tracking CQC ratings for all providers, and conducting annual resident updates to track outcomes and evolving resident needs. It engages regularly with commissioners to review scheme performance and understand future commissioning needs, as well as meets monthly with housing providers to identify and address property-specific issues quickly. Spot visits of properties serve as quality checks on the ground.

41. Care Quality Commission. (2024, October 25). The state of health care and adult social care in England 2023/24.

CASE STUDY:[42] WROCKWARDINE, TELFORD

Property completed	March 2023
Build Type	New Build
Primary Care Need	Learning Disabilities
Location	Wrockwardine Wood, Telford and Wrekin Council
Housing Partner	Independent Housing Limited
Residents served	13


Wrockwardine Wood provides specialist supported housing for adults (19-64) with various needs including learning disabilities, autism, and mental health. The service is managed by Independent Housing Limited (IHL) and care is available on-site 24/7.

Located near a main road, the property sits within walking distance of a supermarket and is served by a nearby bus route into town. Oakengates train station can be reached easily by bus or car. There is also a leisure centre and football field adjacent to the property. Residents moved into the newly built homes in March 2023.

The development comprises 13 self-contained one-bedroom flats split across three buildings, with a dedicated staff space positioned centrally between them. One building has been specifically adapted for residents with autism, featuring soundproofing and dimmed lighting to create a low-stimulation environment. The homes are of good quality, with staff noting the buildings compare favourably to similar properties they have worked in.

Care staff reported strong and consistent demand for the homes, receiving regular enquiries about availability and highlighting an estimated waiting list of 8-15 years for this type of accommodation in Telford. Most residents have lived in the property since it opened, having moved from a range of settings including family homes, periods of homelessness, or other care providers. Care staff spoke positively of the standard of property management, noting that IHL is responsive to issues and even checks in proactively to see if they can be of service.

Resident Story – Sarah

Sarah has lived at Wrockwardine Wood for two years, making it the longest she has remained in any supported housing. She lives with autism and receives 21 hours of weekly support, primarily with household tasks and going for walks. Prior to this, she experienced several moves between different supported living environments, often due to dissatisfaction with the care provided. In contrast, Sarah describes this home as the best she has ever had - offering a sense of independence and stability that has helped her develop confidence in her daily life. Sarah feels more in control of her life and believes that homes like this are essential for others with similar care needs.

Resident Story – Simon

Simon, in his 30s, previously lived with his father before moving into his own flat at Wrockwardine Wood two years ago. He has a learning disability and receives support with everyday tasks such as cooking, cleaning, and managing paperwork. What he values most about his home is the freedom it provides – he decides how to spend his time and enjoys a high level of independence. Since gaining more independence, he has learnt how to ride a bike and is actively looking for voluntary work with the police force. Simon is also interested in emergency services and accompanies staff on the weekly fire safety checks.

Resident Story – Dora

Dora, a woman with autism who is mostly non-verbal, shared a written account of her experience at the property. Before moving to Wrockwardine, she had a history of repeated hospital admissions, homelessness, and periods of being sectioned. Since moving into her home, she has experienced a notable improvement in her wellbeing. With structured support and a stable routine, Dora has been able to avoid hospitalisation for nearly two years – something she had not managed previously for more than a month. She no longer relies on opiates to sleep, manages her own medication safely, and takes her dogs out independently each morning. Dora now feels able to be in the same room as men for the first time and has begun verbalising more frequently, relying less on communication cards. Dora credits this progress to the consistency of her support team, who she feels understand her in a way others have not.

42. Resident names have been changed for anonymity. Case studies are illustrative, aiming to be descriptive and designed to add realism and depth. Site visits for case studies are selected based on i) the build type of the property, to ensure representativeness of the portfolio, ii) RP managing the site, to ensure a mix of the Fund's RPs are represented.

3.2 PROGRESS TOWARDS OUTCOMES

This section summarises any evidence of outcomes as experienced by end-stakeholders. These outcomes are influenced by many factors, including those which are beyond SIPUT II's control. Therefore, the Fund's activities only contribute in part. Nonetheless, it is important to assess outcomes since they provide insight into the ultimate real-world impact that SIPUT II is contributing towards.

The Fund's two main target outcomes are:

→ Improved resident wellbeing; and
→ Value for money.

IMP DIMENSION		OUTCOME 1: IMPROVED RESIDENT WELLBEING	OUTCOME 2: VALUE FOR MONEY
WHAT impact is SIPUT II having?		Positive change in residents' physical and/or mental wellbeing as a result of the housing	Value for money for public budgets through delivering cost-effective solution to housing individuals with care needs, particularly when compared with other institutional, residential care or inpatient settings
WHO is experiencing this impact?		Residents with relatively high support needs	Local authorities / central government
HOW MUCH impact is SIPUT II creating?	Scale	Small scale – 285 homes with space for 322 potential residents as of 31st March 2025	
	Depth	Average of 43%[43] of residents reporting improvement when compared to their last home across five wellbeing indicators	Two thirds (66%) of the Fund's residents have moved from higher cost accommodation, likely driving the social value delivered
	Duration	Likely long-term – SSH generally intended to provide a long-term home for residents	Likely long term – average 20-year leases with SSH generally intended to provide long-term home for residents
What is SIPUT II'S CONTRIBUTION to what would likely happen anyway?		SSH is widely held to benefit the wellbeing and outcomes of residents with care needs. Therefore, resident wellbeing is likely better than what would have occurred without availability of SIPUT II property	SSH is generally held to offer a cost-effective housing solution compared to residential care and particularly inpatient facilities. Therefore, health and social care costs for public budgets is likely better than would have occurred without SIPUT II funding
What is the RISK of the impact not happening?		See risk section on page 38.	

43. Range 26% to 55%.

3.2.1 IMPROVED RESIDENT WELLBEING

IMPACT OBJECTIVE	METRICS	2025[44]
Improved Resident Wellbeing	% of residents satisfied with:	
	Their level of physical health in their current home	70%
	Their level of confidence in their current home	81%
	Their level of independence in their current home	86%
	That when they need help in their current home, there are people there to support them	87%
	% of residents in contact with their family and friends at least 2-3 times per week	58%
	% of residents who identified an improvement in the following areas between their previous accommodation and their current SIPUT II-owned home:	
	Physical health	35%
	Social connections	26%
	Support network	47%
	Confidence	50%
	Independence	55%

Survey findings indicate that SIPUT II homes effectively support the majority of residents' wellbeing, with good levels of satisfaction across key areas. Most residents reported feeling satisfied with their level of physical health (70%), access to support (87%), and their confidence (81%) and independence (86%).

To assess this objective, we consider:

→ Resident satisfaction across five wellbeing indicators.

→ Change experienced across wellbeing indicators compared to previous accommodation.

About the Resident Outcomes Survey

To assess SIPUT II's contribution to this outcome, we conducted a Resident Outcomes Survey between June and August 2025, collecting responses from 74 residents. This sample covers homes with services provided by 20 care providers.

The sample represented 30% of the occupied portfolio, which is within the expected range for the SSH sector. Due to the support needs of residents, and the reliance on care providers to support with collecting survey data, it is very challenging to run surveys with a truly representative sample.

Within the survey, residents provide feedback on five key wellbeing areas: physical health, social connections, support network, and confidence and independence. Questions are structed in a way to provide insight on the impact that a resident's homes have had on these aspects of their wellbeing, in an absolute way as well as relative to how they felt in their previous accommodation.

Most residents report that moving into their new home has either maintained or improved positive outcomes. Across all wellbeing indicators, approximately half of the survey respondents report experiencing no change in their wellbeing compared to their previous home, and about a third or more report improvements. Notably, for levels of confidence and independence, around half of respondents reported an improvement compared to their previous home. A small number of residents (ranging from 5-12%) report negative changes across wellbeing indicators, most commonly in their contact with family and friends. Over half (56%) of the residents experiencing a negative change in contact with their family and friends previously lived in their family home, driving the result.

44. Based on Resident Outcomes Surveys conducted with a sample of 74 residents in the summer of 2025.

Survey Results by Outcome Area[45]

Physical Health

70% of respondents are satisfied with their level of physical health in their current home. When comparing their current home with their previous accommodation:

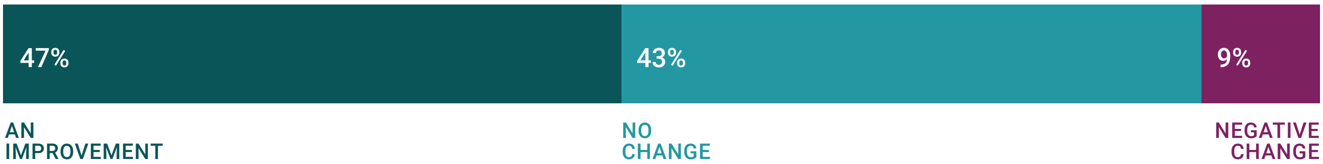
Social Connections

58% of respondents are in contact with their family and friends at least two to three times per week in their current home. When comparing their current home with their previous accommodation:

What residents had to say:
"I love my new home, my favourite thing is the large kitchen to share with my housemates."
"I enjoy sharing with my housemates, all ladies together doing arts and crafts, go out to disco, go to town, visiting friends."
"To be closer to family."

Support Network

87% of respondents are satisfied that people are there to support them when they need it. When comparing their current home with their previous accommodation:



What residents had to say:
"My new home I love because of the staff and residents."
"I love the fact that I get help without interference."
"I just want to be on my own with staff because of my anxiety."

45. Based on Resident Outcomes Surveys conducted with a sample of 74 residents in the summer of 2025.

Independence

86% of respondents are satisfied with their level of independence in their current home. When comparing their current home with their previous accommodation:

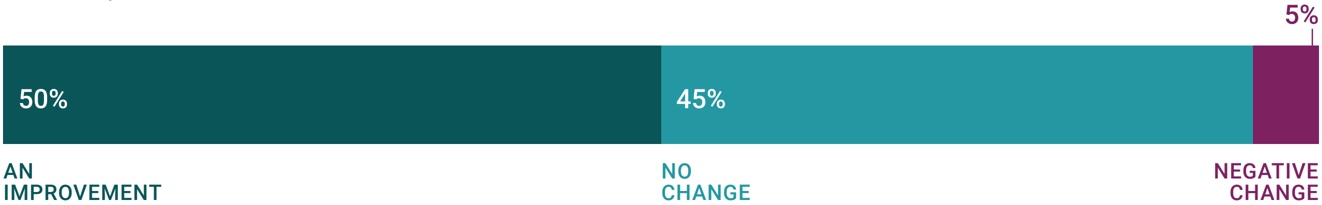
What residents had to say:

"I love my home because I get to do my arts and crafts, and I have my own independence."

"I love the feeling of becoming independent in my own home, it's a nice feeling."

Confidence

81% of respondents are satisfied with their level of confidence in their current home. When comparing their current home with their previous accommodation:



Areas for improvement

Within a sample of an outcomes survey, it is to be expected that some residents will express dissatisfaction with aspects of their accommodation and/or care. This may be caused by a range of factors, some of which the Fund can influence and others which it would struggle to affect. The survey highlighted that around 40% of respondents are in contact with their family and friends less than two to three times per week. With 31% of these residents previously living in their family home, it is understandable that 12% of respondents reported a negative change in their contact with friends and family since moving into their current home.

3.2.2 VALUE FOR MONEY

IMPACT OBJECTIVE	METRICS	2025[46]	TARGET (2025)
Value for Money	**Total Social Value** to be delivered by homes once fully occupied (per year)	**£8.50m**	No target
	Social Impact – the value of improved outcomes for residents once the homes are at full occupancy (per year)	£1.50m	
	Fiscal Savings – the savings generated for public budgets once the homes are at full occupancy (per year)	£7.00m	
	Social Return on Investment – the social value generated per year for every £1 invested by SIPUT II over the duration of the investment	£2.03	£2.00

The Fund's homes will generate an estimated social value of £8.50 million once fully occupied, equating to a Social Return on Investment of £2.03 for every £1 invested. While average weekly rents are higher than the average for the SSH sector, these reflect extensive refurbishments, specialist adaptations, and the smaller scale of schemes tailored to residents with acute needs. Importantly, 43% of the portfolio is supported by N&V agreements, evidencing commissioner recognition of long-term demand for the homes and reducing financial risk to housing partners.

To assess this objective, we consider:

→ The social value created by the Fund.
→ How rents compare to the SSH sector.

46. Based on Resident Outcomes Surveys conducted with a sample of 74 residents in the summer of 2025, as well as data collected by the Fund about residents' previous accommodation upon move-in representing 164 residents.

Social Value and Social Return on Investment (SROI)

The assessment of the contribution of SIPUT II's portfolio to delivering social value is grounded in the assumption that SSH can provide a cost-effective solution to housing individuals with complex support needs as compared to alternative forms of accommodation. It is also based on the assumption that there is social value in relation to improved resident outcomes, which they may experience through living in high-quality SSH which meets their needs. See Appendix 3 for a description of our Social Value Calculation methodology.

The social value calculation is comprised of two components:

→ The value of improved personal outcomes for residents resulting from improved wellbeing, health, confidence, and aspirations.

→ Savings generated for public budgets by residents moving into homes owned by the Fund from more costly alternative settings.

RESULTS[47]

AT FULL OCCUPANCY

Based on the portfolio as of March 31st 2025, we estimate that once the homes are fully occupied, the Fund's portfolio will deliver annually:

£8.50 million of total social value, comprised of

→ £1.50 million of social impact

→ £7.00 million of fiscal savings.

We estimate that this results in SIPUT II delivering a SROI ratio of £2.03.[48] This means that for every £1 invested by SIPUT II, the Fund will generate £2.03 in social value per year over the duration of the investment (based on the portfolio as of March 31st 2025, assuming full occupancy).

AT CURRENT OCCUPANCY

Based on the occupancy of the portfolio as of March 31st 2025, we estimate that the Fund's portfolio will deliver annually:

£7.66 million of total social value, comprised of

→ £1.32 million of social impact

→ £6.34 million of fiscal savings.

We estimate that this results in SIPUT II delivering a SROI ratio of £1.82.[49] This means that for every £1 invested by SIPUT II, the Fund will generate £1.82 in social value per year over the duration of the investment (based on the portfolio occupancy levels as of March 31st 2025).

In reality, the SROI ratio may be higher than estimated. Data collected by the Fund upon move-in, representing a sample of 164 residents, showed a higher proportion (60%) of residents coming from hospital or residential care compared to the resident outcomes survey (21%), which had a smaller sample size of 74. This suggests that residents who have moved from higher cost accommodation, such as hospitals or residential care, and who will likely experience greater relative improvements in wellbeing, are systematically underrepresented in the resident outcomes survey sample. This is likely due to their higher acuity needs and therefore lower capacity. Therefore, the part of the SROI figure that is based on wellbeing changes might be lower than in reality.

47. Mencap & Housing LIN, 'Funding supported housing for all: SSH for people with a learning disability', April 2018.
48. Based on full occupancy, we are 90% confident that the SROI ratio is between £1.54 and £2.53. This confidence interval aims to account for the fact that the value for money calculation is based on samples, rather than representing the whole portfolio. For this calculation, confidence intervals have been estimated through combining data about resident's previous accommodation from the resident outcomes survey (representing 74 residents) with data collected by the Fund upon move-in (representing 164 residents).
49. Based on current occupancy, we are 90% confident that the SROI ratio is between £1.38 and £2.27, XXX


Rents – Sector Comparison

ACCOMMODATION TYPE	SIPUT II	SSH SECTOR[50]
Self-contained flats	£678	£305
Shared accommodation	£485	£302
All	£635	£298

Most of the Fund's homes fall under the Exempt Rent Policy, which permits higher rents to reflect the additional costs of intensive housing management, delivery of adapted homes meeting the needs of residents, and tailored support for vulnerable groups. These rents are covered by Housing Benefit if judged "reasonable", making affordability to local authorities and value-for-money for taxpayers is critical. A 2018 Mencap report estimates that, on average, a person living in SSH requires state funding of £1,569 per week for housing and care.[51] This is £191 per week lower than a residential care placement and £1,931 per week lower than an inpatient placement.

As seen in Table 2, the Fund's average weekly rents per person across accommodation types are notably higher than the average estimated cost across the SSH sector. The higher rents are likely driven by the significant level of adaptations across the portfolio. The Fund informed us that for shared accommodation properties, costs reflect reconfigurations to adapt to resident needs, including en-suite bathrooms, sensory rooms, and specialist adaptations to make homes accessible for residents with significant mobility and care needs. This reflected the adaptations seen on site visits. For the properties with self-contained flats, refurbishments often reduce the number of lettable units, meaning costs of adaptations are distributed amongst fewer residents.

All self-contained flats with rents notably above the sector average are supported by N&V agreements and considered that the homes will only be suitable for residents with the specific needs they were designed for. The Fund informed us that it is one of few funds willing to invest in single occupancy bungalow homes, typically serving individuals with more acute needs, despite the higher costs and slower capital deployment, due to the potential impact it can have on the wellbeing of individuals.

50. Average weekly housing benefit award, adjusted to 2025 prices. Mencap & Housing LIN, 'Funding supported housing for all: SSH for people with a learning disability', April 2018.
51. Mencap & Housing LIN, 'Funding supported housing for all: SSH for people with a learning disability', April 2018.

4 / IMPACT RISKS

Impact risk considers the likelihood that impact will not be achieved as intended, and whether the difference will be material from the perspective of those being impacted. We have analysed potential impact risks affecting SIPUT II using the IMP's impact risk assessment framework.[52] Of the ten impact risk categories, we have assessed the following as potentially material for the Fund.

IMPACT RISK	LIKELIHOOD	SEVERITY	RISK DESCRIPTION	SIPUT II RISK MITIGATION
Execution risk *The probability that the activities are not delivered as planned and do not result in desired outcomes*	**Medium**	**High**	The RSH has continued to highlight concerns with the level of risk faced by some RPs operating under long leases (see page 28 for further description). These risks could impact an RP's ability to effectively deliver services to residents. For SIPUT II, there have been examples of these risks materialising in relation to a small number of its partners. Three RPs, managing 57% of homes, have been declared non-compliant by the RSH, two of which are because of concerns with risks around the lease-based model.	SIPUT II is not in control of the broader level of risk taken on by its housing management providers. However, it mitigates risk within its portfolio by undertaking a thorough due diligence process of any new lessee, reviewing both management and operational capacity to manage the Fund's homes, as well as financial viability and governance arrangements. The regular monitoring of lessees during the term of the lease enables SIPUT II to monitor changes in the financial and operational position of the lessee and, where necessary, work with that lessee to seek to mitigate any risk(s) identified. SIPUT II has taken steps to mitigate the identified risks to lessees operating under long-term leases. This includes the insertion of an event clause into leases which improves risk sharing and applies to all lessees. We heard from RPs that they were broadly satisfied with the lease. In addition, every scheme has written commissioning support and 43% of the Fund's portfolio has a N&V agreement, lessening the risk borne by the RP.
Efficiency risk *The probability that the impact could have been achieved with fewer resources or at a lower cost*	**Medium**	**High**	Rents in the SSH sector are exempt from usual Housing Benefit limitations in the social housing sector, due to the high support requirements of residents. Due to the shortage of houses in this space, without adequate systems in place, there is a risk that this exempt rent status can be exploited, with inappropriately high rents charged.	SIPUT II has processes in place to ensure rents are set at a sustainable level: Prior to acquiring a property, properties must receive written commissioner support and a minimum of indicative housing benefit approval to rent levels is required. Full transparency is provided to Housing Benefit and Adult Social Care Commissioners on property delivery costs to justify rent levels within lease agreements from a housing benefit perspective.

52. Impact Frontiers, Five Dimensions of Impact – Risk.

<table>
<tr><th>IMPACT RISK</th><th>LIKELIHOOD</th><th>SEVERITY</th><th>RISK DESCRIPTION</th><th>SIPUT II RISK MITIGATION</th></tr>
<tr><td>Community participation risk
The probability that expectations and/or experiences of community members are misunderstood or not taken into account</td><td>Medium</td><td>Medium</td><td rowspan="2">SIPUT II is several steps removed from the experiences of the residents living in its homes. In addition, the types of residents and their particular needs means typical survey tools are unsuitable and therefore it is challenging to accurately and comprehensively measure changes in wellbeing. Therefore, it is essential that the Fund has mechanisms in place to hear feedback from those residents.</td><td rowspan="2">Upon move-in, SIPUT II gathers high-level information on residents such as previous accommodation and needs, and a sample of case studies. It has also gathered feedback from residents through working with TGE as part of the process for this impact report. TGE conducted site visits to three properties to hear from and gather detailed feedback from all relevant stakeholders, including residents.

SIPUT II also looks to gather feedback through regular engagement with housing providers, care providers and commissioners, property inspections carried out by its asset management team, as well as site visits by the management team to meet care providers, housing officers, and residents.</td></tr>
<tr><td>Evidence risk
The probability that insufficient high-quality data exists to know what impact is occurring</td><td>Medium</td><td>Medium</td></tr>
</table>

5 / CONCLUSION AND RECOMMENDATIONS

Overall, SIPUT II has successfully built off the learnings of its predecessor fund, SIPUT I, to embed good levels of impact throughout. Henley FM has formed close strategic relationships amongst its stakeholders and demonstrated a commitment to delivering high quality infrastructure. We look forward to seeing the Fund building its portfolio to continue delivering impact.

STRENGTHS AND RECOMMENDATIONS

Strengths

→ **Strong Partnership Agreements**
SIPUT II stands out for the quality of its partnerships, with all housing partners reporting positive and collaborative relationships. Partners also highlighted the Fund's commitment to ensuring homes are meeting the needs of, and delivering positive outcomes for, residents. The Fund has further strengthened partnerships by working with housing providers to develop an event clause that reduces risks to housing providers in case of a regulatory change. This as well as other clauses in the lease provide greater assurance that risks are distributed more equitably. Housing providers reported that this has led to the adoption of better risk sharing clauses in the sector by other institutional landlords.

→ **High Quality Homes**
Drawing on lessons from SIPUT I, the Fund has set investment criteria to ensure its portfolio is comprised of high-quality homes. The Fund will only fund shared accommodation properties with a maximum of five units, and all homes must have sufficient space so that residents do not have to host guests in their rooms. The Fund has pushed one of its strategic developer partners to enhance its specification across the partner's developments, including setting minimum criteria for the number of bathrooms per person and the size of bathrooms, as well as making energy efficiency upgrades to achieve EPC B on properties and installing renewable energy infrastructure in some instances. Through interviews with the Fund's various partners and its residents, we consistently heard that the Fund's homes were of notably high quality and intentionally designed to meet the varying needs of residents. This focus on quality, functionality, and sustainability reflects the Fund's long-term investment in resident wellbeing.

→ **Additionality of Homes**
The Fund significantly outperforms its target for homes 'new' to SSH sector, achieving 90% against its 75% target. It also surpasses its target of 30% of homes being new build, with 43% of the portfolio comprised of new builds. As such, the Fund is driving additionality into the sector through its delivery of new homes into the sector.

Recommendations

→ **Housing Provider Regulator Compliance**
Three of the Fund's housing provider partners, managing 57% of homes, have been rated as non-compliant by the Regulator for Social Housing. A key component of the non-compliant rating is due to concern from the regulator about the overburdening of risk onto RPs from the standard 20 year leases in the sector, which in general do not share the risk burden between the landlord and RP. However, for one RP the regulator has also expressed concern about other aspects of the governance. These RSH gradings are over 24 months old and SIPUT II has informed TGE that it is comfortable with the changes made to governance by these organisations in response to the ratings. Nevertheless, TGE recommends that the Fund continues to monitor the sustainability of these organisations and maintains a regular dialogue with the regulator about its concerns in the sector.

→ **Energy Efficiency**
Of the Funds' new build properties, 79% are EPC B and 10% are EPC A, and 37% have renewable energy infrastructure.[53] Therefore, the energy efficiency performance of the Fund's new build portfolio is largely in line with sector norms.[54] While we view the Fund's initiatives in improving the EPCs of refurbished properties as positive, with 51% of completed refurbished properties improving EPCs since purchase, there is room for more ambitious targets. We recommend the Fund set a target for the proportion of new build properties that achieve EPC A and refurbished properties that achieve EPC B, along with a requirement of the installation of renewable energy infrastructure where the Fund is able to influence this decision.

53. Figures weighted by number of homes in each property.
54. In Q1 2024 79% of homes were EPC B and 6% were EPC A (ONS). 8% of new builds in 2023 had heat pumps and this is thought to have risen substantially throughout 2024, and up to 40% of new builds have PV energy.

APPENDIX

APPENDIX 1 – METHODOLOGY

The findings in this report are based on a mix of quantitative and qualitative data. This includes:

- → Standardised portfolio data provided by SIPUT II.
- → Analysis of the Fund's portfolio data, including benchmarking performance against national statistical data sets where relevant.
- → Interviews with the Fund's staff and key partners, including housing partners and one developer.
- → Three site visits where we spoke directly with housing management staff, care provider staff, and residents.
- → Resident Outcomes Survey completed by a sample of residents in the Fund's homes.
- → Wider desktop research, where relevant.

DATA SOURCE/EVIDENCE	OVERVIEW	EVIDENCE RISK	COMMENTS
Property-level portfolio data	Portfolio data provided to TGE by SIPUT II. For each property, this data provides the following info: – Deal name – Property purchase price and capex – Property status – Fund completion date – Build type – Condition of stock – Construction practical completion date – Lettable units – Care provider units – Current occupancy – Nominations – Local authority – Post code – Housing partner – Care provider – Primary care classification – Property type – Tenure type – Whether new SSH stock – Residence type (self-contained or shared) – Lease details (sustainability considerations and legal or change event clause) – EPC rating – Previous EPC rating – Date of EPC certificate – Gross rent – Housing benefit award – Size of property – Portfolio apportionment – Type of renewable energy installed (if applicable).	Low	Reliant on accuracy of data provided by SIPUT II.
Housing provider compliance report	Overview of the compliance information SIPUT II receive from housing partners on quarterly basis.	Low	Reliant on accuracy of data provided by SIPUT II.
Regulatory gradings of partner RPs	SIPUT II provide data on the RSH gradings of its partner RPs. TGE review the governance and viability (G/V) gradings published for RPs with non-compliant ratings.	Low	None – the RSH is an independent regulatory body. These gradings should accurately reflect an independent appraisal of their standard of governance and financial viability.

DATA SOURCE/EVIDENCE	OVERVIEW	EVIDENCE RISK	COMMENTS
CQC ratings of partner care providers	SIPUT II provide data on the CQC ratings of its partner care providers. SIPUT II track this data systematically and share with TGE.	Low	The accuracy of the analysis carried out by TGE is reliant on the accuracy of the information provided by SIPUT II.
Site visits to selected schemes	Site visits carried out by TGE to selected SIPUT II schemes. On these visits, TGE aim to speak to support staff and residents to understand the real-world impact these homes are having on residents.	Medium	Once at a scheme, there are very few limitations, TGE can develop an accurate and in-depth understanding of the impact delivered. For this report, we visited three schemes across the UK, selected by both TGE and SIPUT II. SIPUT II's portfolio consists of 48 properties and so TGE has only visited a small subset to date.
Resident demographic information	Resident demographic information collected by SIPUT II when residents move in. Coverage is approximately 59% of operational units across demographic metrics.	Medium	Information not representative of the whole portfolio, as this data is not available for all units. Reliant on the accuracy of the information collected by housing providers and shared by SIPUT II.
Interviews with housing provider partners	Interviews carried out with SIPUT II's housing provider partners. Through these interviews, we aim to find out about the providers' general relationship with SIPUT II, as well as specific details in relation to selected schemes.	Medium	For this report, we spoke to seven representatives from six of the Fund's 13 housing providers, selected by TGE.
Interviews with care provider partners	Interviews carried out with care providers who deliver support services to residents living in SIPUT II-owned homes. Through these interviews, TGE aim to find out about the care providers' general relationship with SIPUT II, as well as specific details in relation to selected schemes.	Medium	For this report, we spoke to staff representing three care providers at the sites TGE selected to visit. SIPUT II works with 38 care providers and so this represents a small subset of all care providers.
Interviews with SIPUT II staff	Interviews carried out with three members of SIPUT II's staff, representing the Fund management teams.	Medium	Reliant on the accuracy of the answers provided by SIPUT II staff. Though these conversations provide insight into the Fund's processes and activities, they cannot provide the full picture since some info is confidential and cannot be shared.
Resident Outcomes Survey data	Survey data collected remotely from a sample of 74 residents between July and September 2025. Residents completed the surveys using either an online form or a paper survey which was completed and scanned back to TGE.	High	Small sample size – outcomes data disclosed by surveyed residents may not be representative of experiences of wider portfolio of residents (sample represents 30% of total occupants). Also reliant on the accuracy of data provided by residents.
Monetisation data calculated by TGE	Monetisation data calculated by TGE. This monetisation data is based on the wellbeing outcomes disclosed by residents through the Resident Outcomes Survey. TGE use a monetisation model to calculate the monetary value of the outcomes experienced by residents. This is based on a Social Return on Investment (SROI) framework which uses monetised outcomes (financial proxies) to quantify and communicate the relative value of outcomes. See Appendix 3 for more details.	High	Monetisation data is based on a relatively small sample of residents whose experiences may not be representative of the wider portfolio. Also, there are different approaches to calculating the monetary value of an outcome, and different financial proxies that can be used. TGE's method was, however, developed in partnership with Simetrica-Jacobs (leaders in social value analysis) and so aims to align with best practice in this area.

APPENDIX 2 – ALL INVESTMENTS

SCHEME	LOCATION	AMOUNT INVESTED (PROPERTY PURCHASE PRICE AND CAPEX)	SCHEME STATUS	RESIDENCE TYPE	NUMBER OF UNITS AND POTENTIAL RESIDENTS
Jacobs Close	Waterlooville, Hampshire	£500k-£1m	Active – Operational	Self-contained	2
Uxbridge Avenue	Coventry, West Midlands	£500k-£1m	Active – Operational	Self-contained	6
Ladybower Way	Peterborough, Cambridgeshire	£250k-£500k	Active – Operational	Self-contained	1
Cleveleys	Thornton-Cleveleys, Lancashire	£1m-£2m	Active – Operational	Self-contained	8
Upway	Chard, Somerset	£500k-£1m	Active – Operational	Self-contained	2
Barrow Road	Abingdon, Oxfordshire	£500k-£1m	Active – Operational	Self-contained	1
Austhorpe Road	Leeds, West Yorkshire	£1m-£2m	Active – Operational	Self-contained	8
Ripon Road	Harrogate, North Yorkshire	£1m-£2m	Active – Operational	Self-contained	6
Wildmoor	Havant, Hampshire	£500k-£1m	Active – Operational	Self-contained	2
Seven Sisters Road	Eastbourne, East Sussex	£250k-£500k	Active – Operational	Self-contained	2
Lynwood, Telford	Telford, Shropshire	£250k-£500k	Active – Operational	Self-contained	1
Sutton House	Hull, East Riding of Yorkshire	£1m-£2m	Active – Operational	Self-contained	14
Lake View	Littlehampton, West Sussex	£1m-£2m	Active – Funded	Self-contained	10
Bryant Close	Frimley, Surrey	£250k-£500k	Active – Operational	Self-contained	1
Ascot Close	Newbury, Berkshire	£500k-£1m	Active – Operational	Self-contained	1
Wrockwardine	Telford, Shropshire	£2m-£3m	Active – Operational	Self-contained	13
The Bays	Southampton, Hampshire	£500k-£1m	Active – Operational	Self-contained	2
The Drove	Southampton, Hampshire	£500k-£1m	Active – Operational	Self-contained	2
Fitzharrys Road	Abingdon, Oxfordshire	£1m-£2m	Active – Operational	Self-contained	2
St Peters Gardens	Stafford, Staffordshire	£2m-£3m	Active – Operational	Self-contained	9
Muir of Ord	Muir of Ord, Scottish Highlands	£1m-£2m	Active – Operational	Self-contained	6
The Glebe	Royal Tunbridge Wells, Kent	£250k-£500k	Active – Operational	Shared	3
Knights Close	Royal Tunbridge Wells, Kent	£250k-£500k	Active – Operational	Shared	3
Cedar House	Chester Le Street, County Durham	£500k-£1m	Active – Operational	Self-contained	5
Hagbourne Road	Didcot, South Oxfordshire	£2m-£3m	Active – Operational	Self-contained	12
Park Drive	Ellesmere Port, Cheshire	£250k-£500k	Active – Operational	Shared	4

SCHEME	LOCATION	AMOUNT INVESTED (PROPERTY PURCHASE PRICE AND CAPEX)	SCHEME STATUS	RESIDENCE TYPE	NUMBER OF UNITS AND POTENTIAL RESIDENTS
West Banbury Cottages	Torridge, Devon	£3m+	Active – Operational	Self-contained	15
Brockhurst Road	Gosport, Hampshire	£1m-£2m	Active – Operational	Self-contained	4
Armley	Leeds, West Yorkshire	£250k-500k	Active – Operational	Self-contained	14
Bramley Close	Croydon, London	£1m-£2m	Active – Operational	Shared	5
Pintail Grove	Kidderminster, Worcestershire	£500k-£1m	Active – Operational	Shared	5
Howard Cornish	Marcham, Abingdon, Oxfordshire	£1m-£2m	Active – Operational	Shared	5
Primrose	Worcester, Worcestershire	£500k-£1m	Active – Operational	Shared	4
Hillock Lane	Warrington, Cheshire	£500k-£1m	Active – Operational	Shared	4
Camp Hill	Worcester, Worcestershire	£250k-£500k	Active – Operational	Shared	3
Owl View	Skelton, Redcar and Cleveland	£1m-£2m	Active – Operational	Self-contained	10
Christ the Servant Church	Skelmersdale, Lancashire	£2m-£3m	Active – Funded	Self-contained	12
Bellevue Terrace	Southampton, Hampshire	£1m-£2m	Active – Operational	Self-contained	7
Columbia Drive	Worcester, Worcestershire	£500k-£1m	Active – Operational	Shared	4
West Street	Fareham, Hampshire	£1m-£2m	Active – Operational	Self-contained	9
Union Gardens	Liversedge, West Yorkshire	£1m-£2m	Active – Operational	Self-contained	14
Eastfield Hall	Doncaster, South Yorkshire	£2m-£3m	Active – Operational	Self-contained	18
Askern Spa	Doncaster, South Yorkshire	£500k-£1m	Active – Operational	Self-contained	10
Claro Road	Harrogate, North Yorkshire	£3m+	Active – Operational	Self-contained	23
Mill Lane	Ellesmere Port, Cheshire	£500k-£1m	Active – Operational	Shared	4
Brintons	Kidderminster, Worcestershire	£500k-£1m	Active – Operational	Shared	5
Allensgreen	Cramlington, Northumberland	£1m-£2m	Active – Operational	Self-contained	8
Edward Street	Lewisham, London	£2m-£3m	Active – Operational	Self-contained	13
Total	**48**	**£62.3m**	–	–	**322**

APPENDIX 3 – SOCIAL VALUE CALCULATION

Methodology

The methodology used to calculate these figures has been developed by TGE in partnership with Simetrica-Jacobs, who are specialists in social value analysis and wellbeing research.

Simetrica-Jacobs derived the monetisation values using the Wellbeing Valuation methodology, as endorsed in HM Treasury Green Book and associated guidance. Wellbeing Valuation makes use of large existing datasets (in this case Understanding Society) to establish the impact of the outcomes of interest on an individual's wellbeing, as measured by their life satisfaction.

This is done using multivariate regression analysis including a range of control variables in line with Fujiwara and Campbell (2011).[55] Where the data allows, fixed effects regressions are used that exploit the panel structure of the dataset. These estimates are considered alongside existing research on the impact of money on wellbeing, drawing on Fujiwara (2013)[56], to derive an estimate of the value of the outcome.

The social value calculation is comprised of two elements:

→ **Social Impact**
The value of improved personal outcomes for residents resulting from improved wellbeing, health, confidence and aspirations. This figure is calculated based on answers provided by residents through a Resident Outcomes Survey, which was completed with a sample of 74 residents (30% of current occupants). The figure is calculated by using financial proxies to place a monetary value on the change in wellbeing outcomes reported by residents comparing their previous accommodation and their current SIPUT II-owned home.

→ **Fiscal Savings**
The savings generated for public budgets by residents moving into SIPUT II -owned homes from more costly alternative settings. This figure is calculated based on data provided by SIPUT II (covering 67% of current occupants) on resident's previous type of accommodation. The savings figure is produced by estimating the cost to public budgets of housing people in their current SIPUT II home and comparing this figure with the estimated cost of housing them in their previous accommodation.

Both the Social Impact and Fiscal Savings figures produced are then extrapolated from their respective sample size to the total SIPUT II portfolio. These figures are then added together to produce an estimate for the **Total Social Value** delivered by SIPUT II's portfolio.

55. Fujiwara, D., Campbell, R., 2011. Valuation Techniques for Social Cost-Benefit Analysis: Stated Preference, Revealed Preference and Subjective Well-Being Approaches. A Discussion of the Current Issues. HM Treasury, London, UK.
56. Fujiwara, D., 2013. A General Method for Valuing Non-Market Goods Using Wellbeing Data: Three-Stage Wellbeing Valuation. CEP Discussion Paper 1233
HCA, 2014. Additionality Guide: 4th Edition.

THE GOOD ECONOMY

About Us

The Good Economy is a leading, independent impact advisory firm. Grounded in theoretical rigour and with a broad range of expertise within our industry-leading team, our services are designed to help clients meet the growing demand for greater confidence and credibility in strategies that create positive impact or pursue sustainability outcomes.

4 Miles's Buildings, Bath BA1 2QS

Moor Place 1 Fore St Ave,
London EC2Y 9DT

+44 (0) 1225 331 382
info@thegoodeconomy.co.uk

www.thegoodeconomy.co.uk