



Delivering
ethical investment
in homes for rent

At 3H Group, we work in partnership with fund managers and other professional investors to identify and secure opportunities to invest in the homes people need – and then we work with them to deliver, protect and safeguard that investment.



IDENTIFY
SECURE
INVEST
PROTECT

Opening up ethical investment opportunities in homes for rent

If you are a professional investor in residential property, looking for opportunities in much-needed rental housing, we have the expertise to help.

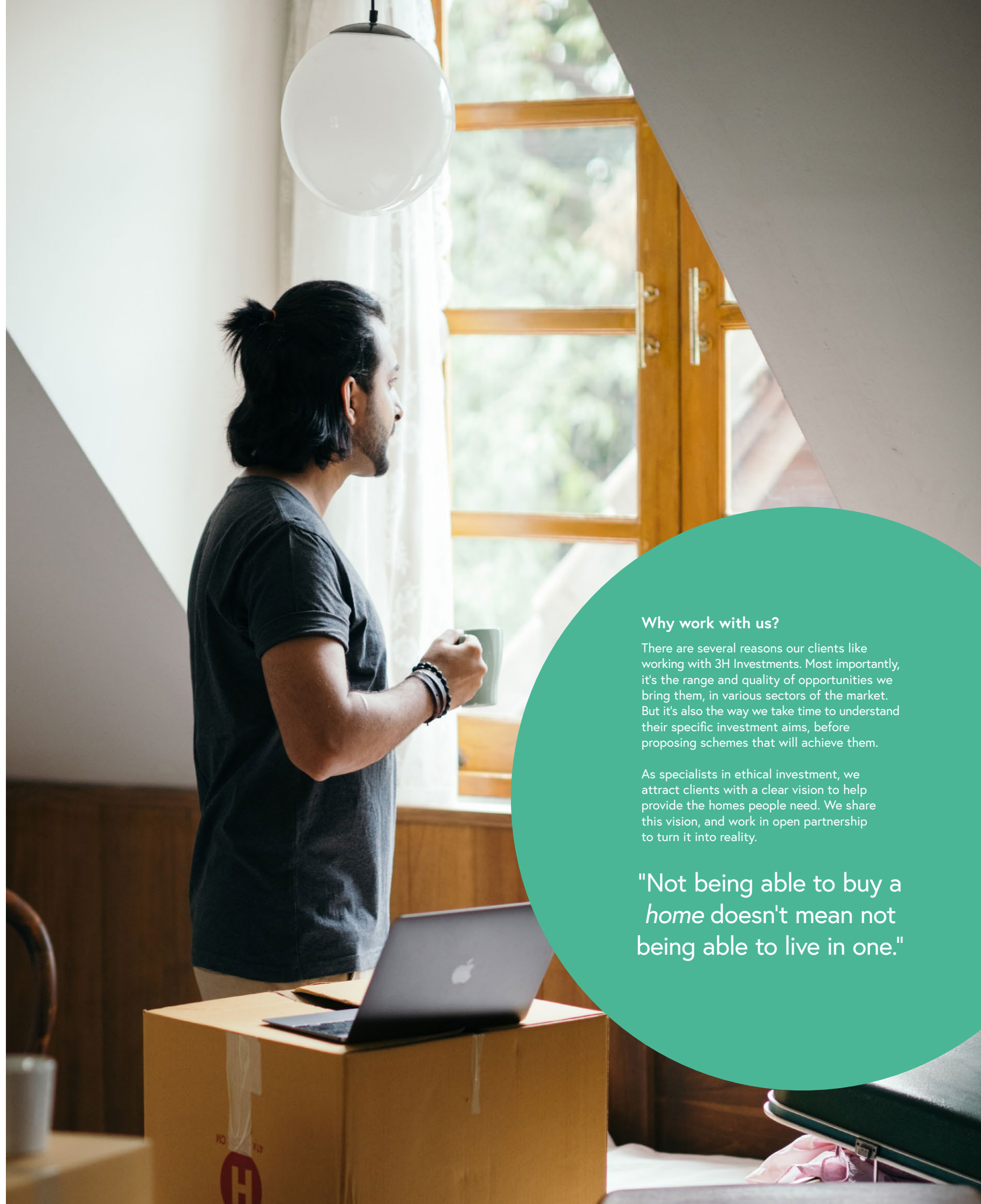
With the ultimate aim of increasing the supply of rented homes in the UK, we create innovative models to unlock investment, helping fund managers and institutional investors meet their mandates. We take a very specific approach to ESG (environmental, social and governance) investing, where the long-term impact on people and the places where they live is just as important as generating positive returns.

Whatever your particular objectives, our experienced team seeks out the most appropriate housing schemes. Our thorough due diligence ensures you focus on the investment opportunities with the greatest potential, offering reliable returns for you and creating homes for people who need them.

We are able to spot opportunities early through our established relationships with housebuilders and developers looking for outlets for their homes. With more than 250 years' experience in all areas of property development, construction, management, investment and marketing, we work with them – often in joint ventures – to bring advantages to investors. Most recently, we have seen particular benefits in modern methods of construction (MMC), where off-site techniques save time and money, and use sustainable materials and processes.

"We feel we benefit hugely from the fact the team bring us new investment models and ideas that we've not seen in our industry before. It gives us a competitive advantage in deploying our funds and meeting our investment mandates."

Investment Fund Manager
UK Institutional Investor



Why work with us?

There are several reasons our clients like working with 3H Investments. Most importantly, it's the range and quality of opportunities we bring them, in various sectors of the market. But it's also the way we take time to understand their specific investment aims, before proposing schemes that will achieve them.

As specialists in ethical investment, we attract clients with a clear vision to help provide the homes people need. We share this vision, and work in open partnership to turn it into reality.

"Not being able to buy a home doesn't mean not being able to live in one."

An aerial photograph of a suburban housing estate. The houses are arranged in a grid-like pattern with streets and green spaces. A large teal circle is overlaid on the left side of the image, containing a quote. The houses have various roof colors, including red, brown, and grey. Some houses have solar panels on their roofs. The overall scene is a typical suburban neighborhood.

"Everyone should have
somewhere decent to
live, at a cost they can
afford and in a place
they can call home."



Protecting your investment in homes for rent

Once you have invested in rental property, we can manage your assets to ensure they bring you the right returns.

Whether your investments are in the private-rented sector, affordable or social housing, or extra-care accommodation, we have vast experience in managing them. From the practical tasks of property refurbishment and maintenance to the sensitivities of handling acquisition structures and processes, we know how to safeguard your investment.

We are also used to working on highly complex projects, requiring careful handling, such as asylum-seeker accommodation for the Home Office. Appreciating and respecting how PR-sensitive these programmes can be, we work with the utmost discretion, protecting the interests of all parties involved.

Through our 'manage the manager' asset management service, we work with your managing agents to ensure your investment performs in line with your objectives, and achieves the expected income. We also protect the value of the property through timely and effective maintenance and management, following all relevant health and safety procedures. If any refurbishment is needed, we monitor the work to ensure it is completed to the correct standards, and make sure you get value for money.

"The attention to detail shown by the Management team is impressive. Their work is thorough and accurate and they have taken the time to really understand us as a client."

Asset Manager
Property Fund



Why work with us?

With 3H Management, you benefit from our team's extensive experience in all aspects of managing rented homes – for the benefit of the people whose homes they are as well as of those who invest in them. We know how to create value all round.

Acting either as, or on your behalf with your managing agents, we look after your investment – which means not only maximising your returns, but also increasing your asset value and preserving your reputation.

"Return on investment should mean changing people's lives as well as livelihoods."

"If you want to make
money work as hard for
society as it does for
investors, we can help."

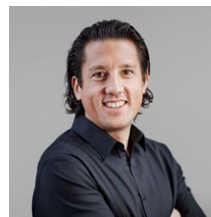


The 3H Group team

Working with 3H Group, you benefit from the experience of some of the rented housing sector's leading professionals.



Paul Hardisty
BA (Hons) MBA
Chair, 3H Group



Elliott Stiling
Managing Director
3H Investments
(England and Wales)



Ken Ross OBE DL
Chair
3H Investments



Pat Egan
Chair
3H Management



Sue Dickinson
Managing Director
3H Management



Kevin Hancock
MCIAT
Technical Director
3H Group



Nigel Baseley
Non-Executive
Director, 3H Group

Paul Hardisty

Paul has over 30 years' experience in Social and Affordable Housing. He was the Service Director of Housing Transformation for Birmingham City Council, the UK's largest council landlord, which led transformational change in its 80,000-housing stock and strategic services. He was also Director of Housing for Halton Borough Council and Assistant Director for KPMG, where he became their National Lead for Social Housing. Paul has delivered £27m of investment projects with 3H Group and before that with QSH.

paul.hardisty@3h-group.co.uk

Ken Ross

Ken Ross has been a qualified surveyor for over 50 years and was awarded an OBE for services to the construction industry. He serves on the Scottish Government Housing Policy and Delivery Group, advising Scottish ministers on housing matters in Scotland. He is a Member of the Executive Committee of Scottish Council for the Development of Industry (SCDI). He is a former President of the Scottish House-builders Association and former chairman of the Scottish Property Federation. Ken led 3H Group's first leasing deal in Dunbar with East Lothian Council.

ken.ross@3h-investments.co.uk

Sue Dickinson

Sue has 30 years' experience in the property and legal sector and has worked across both new build and resale housing markets. She advises developers, house builders and registered providers on initial development assessment appraisals right through to implementing delivery strategies and meeting targets. Previously at Places for People Group, Sue was responsible for an extensive area, covering from the Scottish border southwards, taking in Milton Keynes, Oxfordshire and East Anglia. Sue is responsible for delivering an important contract for housing with a key client and the Home Office.

sue.dickinson@3h-management.co.uk

Nigel Baseley

Nigel specialises in change management and support to boards and CEOs of small to medium sized OEMs. Nigel was for many years a Global Business Unit Head and Senior Marketing Executive within Caterpillar Inc. He also provides advice on inward investment for the UK to overseas organisations.

nigel.baseley@3h-group.co.uk

Elliott Stiling

Elliott was the director responsible for the Development Sales & Marketing function on a national basis for Places for People Group. He worked on both the Group's own portfolio of projects and also within joint ventures, working with clients such as the Duchy of Cornwall and the Rothschild Foundation and was responsible for a P&L turnover in excess of £200m. He is also a former board member of Lothian Homes – an organisation focussed on rented and shared equity property in Scotland.

elliott.stiling@3h-investments.co.uk

Pat Egan

Pat has over 30 years' experience in affordable and mixed tenure housing management, managing one of the largest registered providers in the UK; Places for People as Group Director of Affordable Homes. He has over 20 years' experience at a senior level in a variety of roles focussing on business transformation, including the transfer and merger of several large housing associations into the Group. Pat was formerly a Group board member of Places for People as well as a board member of Cotman Housing, Derwent Living, Chorus Homes and Places for People Homes.

pat.egan@3h-management.co.uk

Kevin Hancock

Kevin Hancock is a chartered architectural technologist with over 40 years' experience in the construction industry, working in both the private and public sectors across a wide spectrum of projects throughout the UK. He worked for a number of private architectural practises, before moving to work in the premises department of a large national finance company. He then formed with others a development/construction company taking the roll of Technical Director, before moving to a senior roll in the development department of a housing association. Immediately prior to forming the 3H Group with colleagues he was the Construction Director for a private national company delivering affordable properties throughout the UK.

kevin.hancock@3h-group.co.uk



If you would like to know more
about our approach to ethical
investment in homes for rent,
please get in touch.

For Investment enquiries
(England & Wales)
elliott.stiling@3h-investments.co.uk
07918 734410

For Management enquiries
sue.dickinson@3h-management.co.uk
07753 911842

For Investment enquiries
(Scotland)
ken.ross@3h-investments.co.uk
07774 271381

For Group enquiries
paul.hardisty@3h-group.co.uk
07791 328751

