



PROVIDING

SAFE, AFFORDABLE HOMES FOR WOMEN
FACING A HOUSING CRISIS



PATRON
CAPITAL PARTNERS



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ABOUT THIS REPORT

Welcome to the Women in Safe Homes fund Social Impact Report for the year April 2025 to March 2026.

The Women in Safe Homes fund is a gender-lens impact investment property fund launched in 2020 to provide safe, affordable and high-quality homes for women who are homeless, or at risk of homelessness, including women escaping domestic abuse, leaving prison, and/or have experienced trafficking, exploitation or other forms of violence against women and girls (VAWG).

The fund is a joint venture partnership between Resonance and Patron Capital. The fund partners with specialist housing and support organisations across the UK. These partners provide women and their children with access not only to safe housing, but also to the trauma-informed support needed to recover from abuse, rebuild confidence and independence, and create more stable futures.

This report assesses the impact of the fund during its sixth year of operation. It explores the experiences and outcomes of women and children living in the fund's properties, its impact on housing partners, and the wider systems change ambitions of the fund. It also reflects on emerging learning from the fund's growing portfolio of homes and the experiences of the organisations delivering support on the ground.

“

My home means everything to me. It's my safe space. I finally feel like I can relax because I am comfortable and I can now try to get my life together.

MARIA, TENANT

”

During the year, a further 30 properties became operational, bringing the portfolio to 122 homes, with just one remaining property undergoing refurbishment.

With the portfolio now substantially deployed, the fund's focus is shifting from asset deployment to active asset management. This marks a new phase in which attention is increasingly directed towards maximising long-term social impact through the effective stewardship of homes, the delivery of high-quality support, and influencing the wider systems that affect women and children experiencing domestic abuse.

- Since launch, the fund has supported 726 people: 460 women and 266 children
- In 2025/26, 231 women and 208 children were supported and housed in the fund's properties
- Over its lifetime, the fund aims to house and support around 2,300 women and their children

METHODOLOGY

CURIOSITY SOCIETY

A mixed methods approach was taken to data collection by the fund's impact and learning partner, The Curiosity Society. Data was collected through a combination of:

- Tenant surveys capturing tenant experiences and outcomes.¹
- Practitioner assessments across a range of agreed outcome measures.
- Tenant demographic information and support needs at the point of move-in.
- Semi-structured qualitative interviews with housing partners exploring implementation, delivery and learning.
- Wider sector evidence and research providing context and enabling comparison with broader policy and practice.

Unless otherwise specified, all data shared in this report is as of 31 March 2026.



OVER 700

WOMEN & CHILDREN
HOUSED SINCE THE
FUND LAUNCHED

AS AT 31 MARCH 2026

AWARDS WON & FINALIST RECOGNITION



IMPACT IN THE LAST YEAR

APRIL 2025 - MARCH 2026

WOMEN'S CIRCUMSTANCES

Women entering the fund continue to experience multiple and overlapping forms of disadvantage*:



79%
HAD EXPERIENCED
DOMESTIC ABUSE



29%
HAD EXPERIENCE
OF THE CRIMINAL
JUSTICE SYSTEM

“ Having a home that made us feel safe and secure whilst rebuilding our lives has allowed me to think about the future positively. ”

MAHIRA

**OVER 700
PEOPLE
HOUSED**

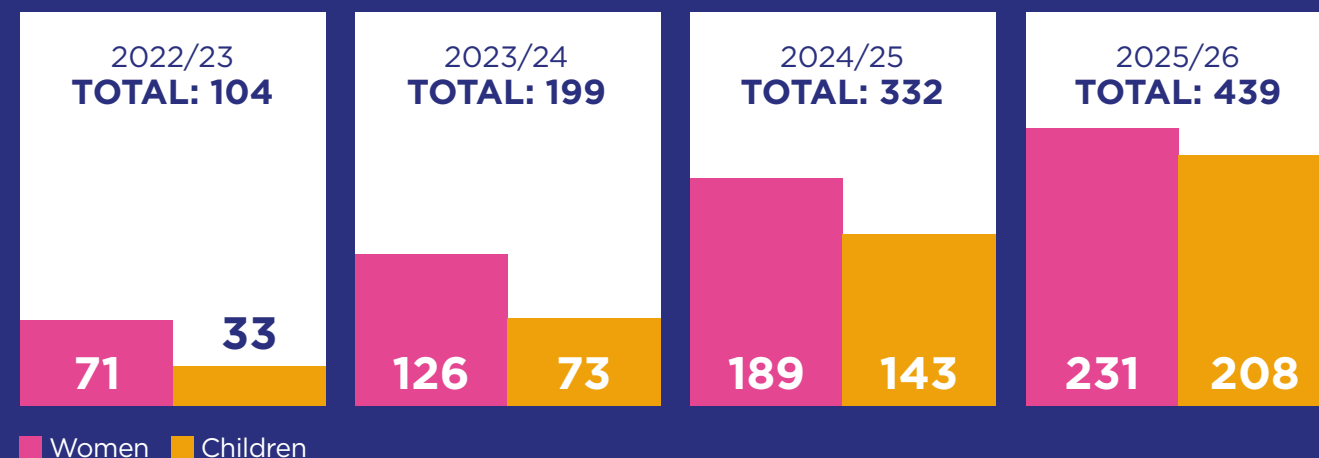
IN 121 PROPERTIES SINCE
THE FUND LAUNCHED:
460 WOMEN AND 266
CHILDREN

**122
HOMES
IN THE
PORTFOLIO**
(121 HANDED OVER &
OPERATIONAL)



32%
INCREASE IN
WOMEN & CHILDREN
HOUSED IN THE
LAST YEAR

WOMEN & CHILDREN HOUSED BY THE FUND EACH YEAR



*Note there are overlaps of experiences and trauma.



OUTCOMES FOR WOMEN¹

Women report that access to a safe home, combined with specialist support, is helping them rebuild their lives. This year, the fund is sustaining high levels of outcomes for women - consistent with last year (2024/25).

93% said they felt safe living in their home

93% said their home has been suitable for their needs

95% said their homes has helped them access the support they needed

92% said their home has helped them build their independence

78% of women have improved mental health since living in their home

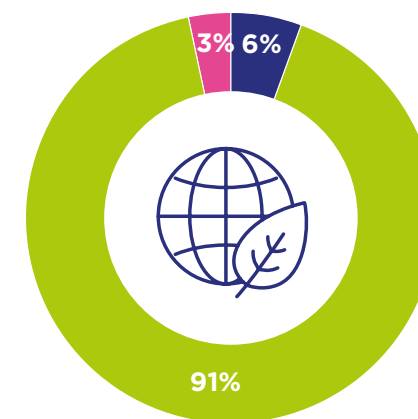
83% of women have improved self-confidence since living in their home

50 women made progress in one or more employment-related outcomes

Evidence continues to suggest that longer tenancy lengths support stronger and more sustained outcomes

ENERGY EFFICIENCY

97% RATED EPC C OR ABOVE



■ EPC B = 7 Properties
■ EPC C = 111 Properties
■ EPC D = 4 Properties



OUTCOMES FOR CHILDREN

The fund continued to strengthen its understanding of children's experiences and impact of its homes.

93% of women said their home is suitable for their child(ren)'s needs

94% of women said their home has helped their child(ren) access the support they needed

88% of women said their school-aged child(ren) are settled at school

IMPACT ON PARTNERS

The fund continues to strengthen partner organisations by providing access to long-term housing and greater operational sustainability. Housing Partners rate the fund on the following areas:

Partnership with the fund	5 out of 5
Support from the fund	4.75 out of 5
Contribution to their financial sustainability	4.25 out of 5
How well homes meet the needs of women	4.75 out of 5

“ As I reflect on the last one year, I remember today, being exactly one year since I walked into safety and warmth at Safer Places. Since being supported by Safer Places, each day has been better than the last. My child and I have regained our self worth and confidence. ”

SAFER PLACES TENANT

WHY THE FUND IS NEEDED

Women continue to face significant barriers to accessing safe housing and support when escaping abuse, leaving prison or experiencing homelessness.



DOMESTIC ABUSE & HOMELESSNESS

Domestic abuse is one of the leading causes of women's homelessness in the UK.

2.2m

women (9.1%) experienced domestic abuse in 2025²

72%

of victims of domestic abuse-related crimes were female³

70%

of domestic homicide victims are women⁴

1/3

most common cause of homelessness is domestic abuse⁵

70%

of domestic abuse survivors have a housing need⁶



MENTAL HEALTH ISSUES

Continue to be one of the most common needs among women supported by the fund.

73%

of domestic-abuse related suicides in the last 5 years were women⁷

47%

of women who experienced non-violent abuse also experienced suicidal thoughts⁸

86%

of women experiencing domestic abuse report feeling depressed⁹



ACCESSING APPROPRIATE ACCOMMODATION

134,000 households living in temporary accommodation across England¹⁰

60% of all homeless adults in temporary accommodation in England are women¹¹

Only **11% of emergency homelessness services** offer single-sex accommodation¹²

43% of women were turned away at first referrals due to lack of capacity or space¹³

Only **45% of women** survivors of domestic abuse who wanted to access community-based support services were able to¹⁴

20% shortfall in refuge spaces¹⁵

65% of women sleeping rough in 2025 had slept in places excluded from official homelessness counts (eg buses, A&E) and **45%** had been in homelessness accommodation before sleeping rough¹⁶

Only **7% of women** and children who experienced domestic abuse were able to access refuge accommodation¹⁷



WOMEN LEAVING PRISON

Many women leaving prison face acute housing insecurity.

MORE THAN 50%

of women are released from prison without settled accommodation to go to¹⁸

NEARLY 70%

of women in prison report experiencing domestic abuse¹⁹

82%

of women in prison report mental health problems²⁰



THE IMPACT ON CHILDREN

Children often experience the hidden impacts of housing insecurity and domestic abuse.

176,000 children are homeless and living in temporary accommodation - on average for between 2 -5 years - a 7% increase on 2024²¹

1.5m children in the UK are affected by domestic abuse²²

Over 105,000 children in the UK live in households where there is high-risk domestic abuse²³

50% of child patients of Child and Mental Health Services (CAMHS) report exposure to domestic or child abuse²⁴

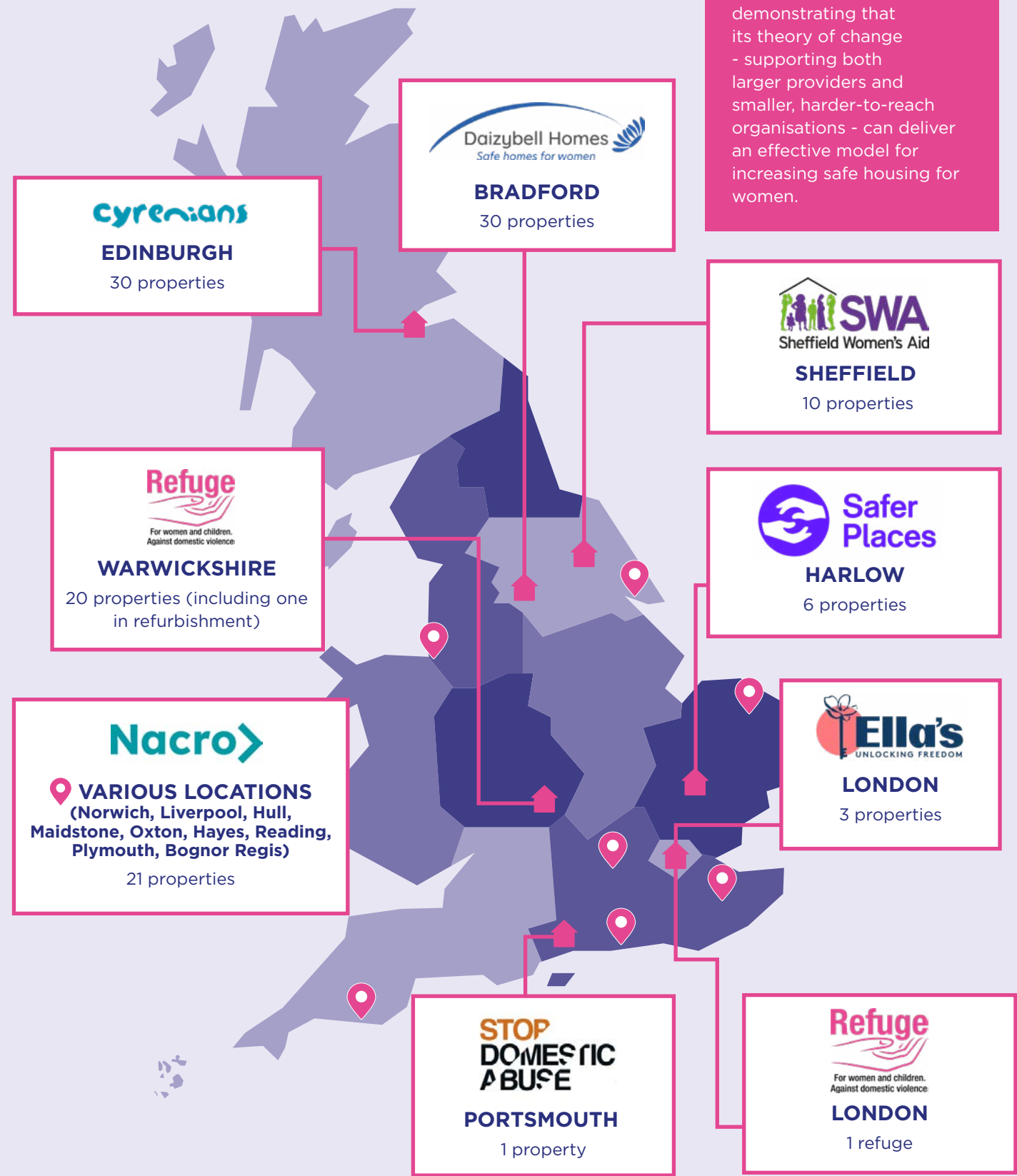
27% of domestic abuse services have had to turn children away from support due to funding shortages²⁵



*All statistics as of 2025/26

THE PORTFOLIO

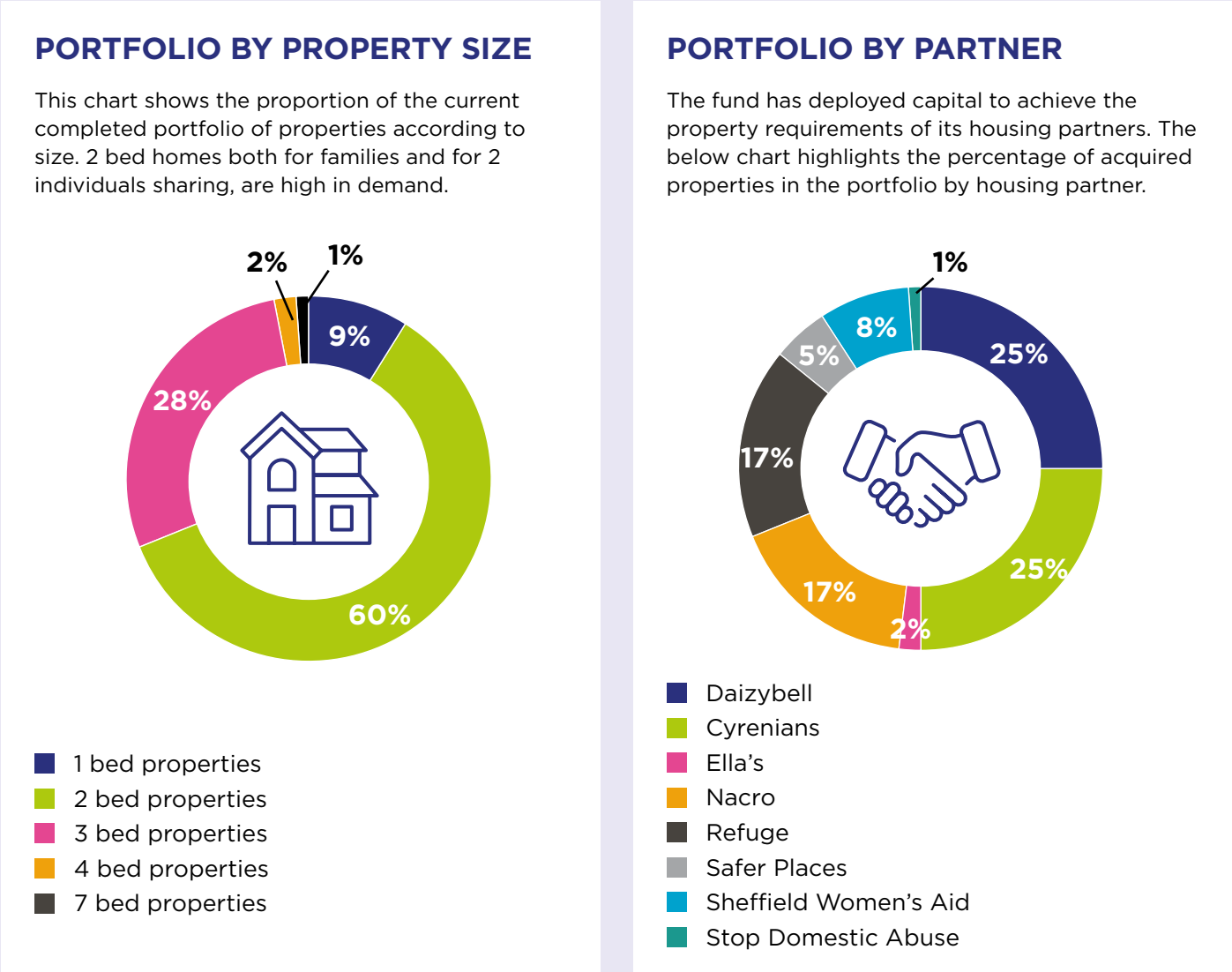
The fund has purchased 122 properties. As of 31 March 2026, 121 of these homes were operational, having been refurbished and handed over to partners, all of whom are housing and supporting women and children. One property is in the final stages of refurbishment and is expected to be handed over in summer 2026.



The fund has purchased **122 HOMES** and is now fully deployed

The fund aims to house over **2,300 WOMEN AND THEIR CHILDREN** over its lifetime

“ This new home has given us the chance to start again, it has been a great relief. **”**
LUCY, A REFUGEE TENANT



20 INVESTORS RAISED £29M

KEY LEARNINGS

1

Coupling safe housing with specialist support necessary for positive outcomes

The strongest outcomes occur when high-quality housing is combined with long-term, trauma-informed support. Women require both safety and sustained support in order to recover, rebuild confidence and achieve independence.

2

Complexity of need is increasing

Housing partners report growing levels of mental ill-health, trauma and multiple disadvantage among women entering homes. Demand increasingly exceeds the capacity of wider statutory systems, particularly refuges and mental health services.

3

Longer tenancies support stronger outcomes

The fund continues to evidence that women who remain in stable housing for longer periods are more likely to achieve meaningful improvements in wellbeing, confidence, social connections and independence.

4

Children's needs must remain a priority

Children benefit significantly from safe, stable housing, yet their experiences are often overlooked. The fund's growing focus on children is helping build understanding of how housing contributes to improved outcomes for whole families.

5

Move-on remains a major challenge

The national housing crisis continues to constrain move-on opportunities. Limited social housing supply and increasing costs within the private rented sector make it difficult for women to secure appropriate long-term housing after leaving the fund's homes (and support services).

6

The dispersed housing model adds value

Dispersed accommodation enables partners to support a broader range of women and families, offering greater privacy, stability and independence while complementing existing refuge provision.

7

Collaboration strengthens impact

Partnership working remains central to the fund's success. Strong relationships between Resonance, housing partners and wider stakeholders are supporting learning, innovation and influence across the sector.

LOOKING FORWARD

As the portfolio becomes fully operational, leasing all properties to our housing partners, the fund enters a new phase focused on deepening impact, strengthening evidence of long-term outcomes, improving understanding of children's experiences and continuing to influence the systems that shape women's housing journeys.

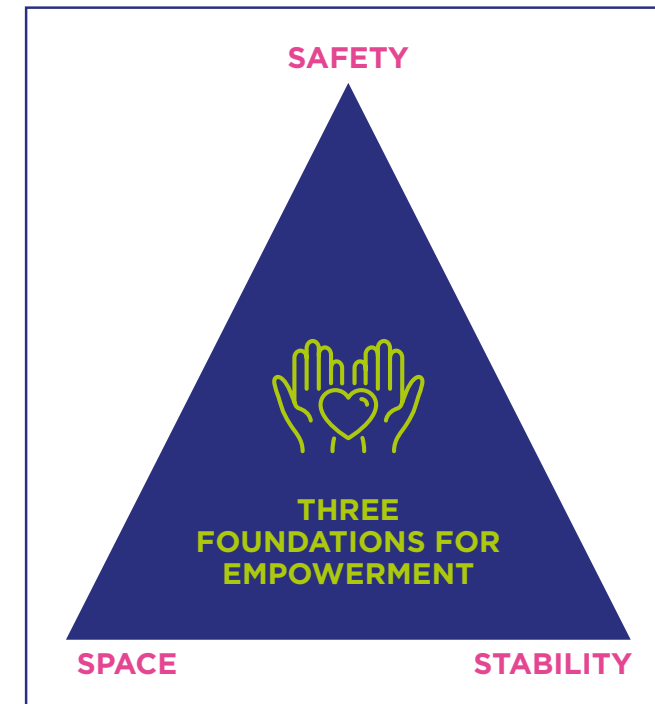




IMPACT IN DEPTH

IMPACT OBJECTIVE

The objective of the fund is to provide secure, suitable homes for women at risk of, or experiencing, homelessness, domestic abuse, trafficking, or leaving prison, creating the safety, stability and space needed to recover from traumatic experiences, rebuild independence and exercise greater choice and control over their lives.



The fund aims to track the outcomes experienced by tenants. These outcomes are influenced by many things, including, but not limited to, the fund's homes and the support services tenants receive. The approach includes indicators related to wellbeing, self-confidence, access to support, independence, employment and supported legal status, aiming to capture the journey of empowerment that women go on during their time living in the homes.

A fundamental principle of the fund is recognition of women's intersectional experiences of oppression. Women's experiences of violence against women and girls (VAWG), homelessness and other challenging circumstances are understood as an expression of systemic inequalities, requiring systemic solutions. Therefore, the fund works collaboratively with housing partners who specialise in VAWG in order to monitor and better understand how women progress and recover in life, as well as to influence systems change.

As identified in previous years, by successfully supporting women to be safe and start to recover from their experiences, the fund also supports the children of these women. This year, the fund has explored the experiences of children who live in the homes in more depth, and gathered data specifically on children's experiences and outcomes. These are set out in the Impact on Children section.

SUSTAINABLE DEVELOPMENT GOALS

The Women in Safe Homes fund can also be understood through the lens of the United Nations Sustainable Development Goals (SDGs).

SDGs are a collection of goals set by the United Nations General Assembly. Each goal has a list of targets, which are measured with indicators to help understand how progress is being made towards the three below, that are closely related as the lack of appropriate, safe housing meeting the needs of diverse groups of women was the main reason for starting this property fund with its gender-lens.

The fund makes a primary contribution to three of them:



SDG3 – Good Health and Wellbeing: ensure health and wellbeing for all

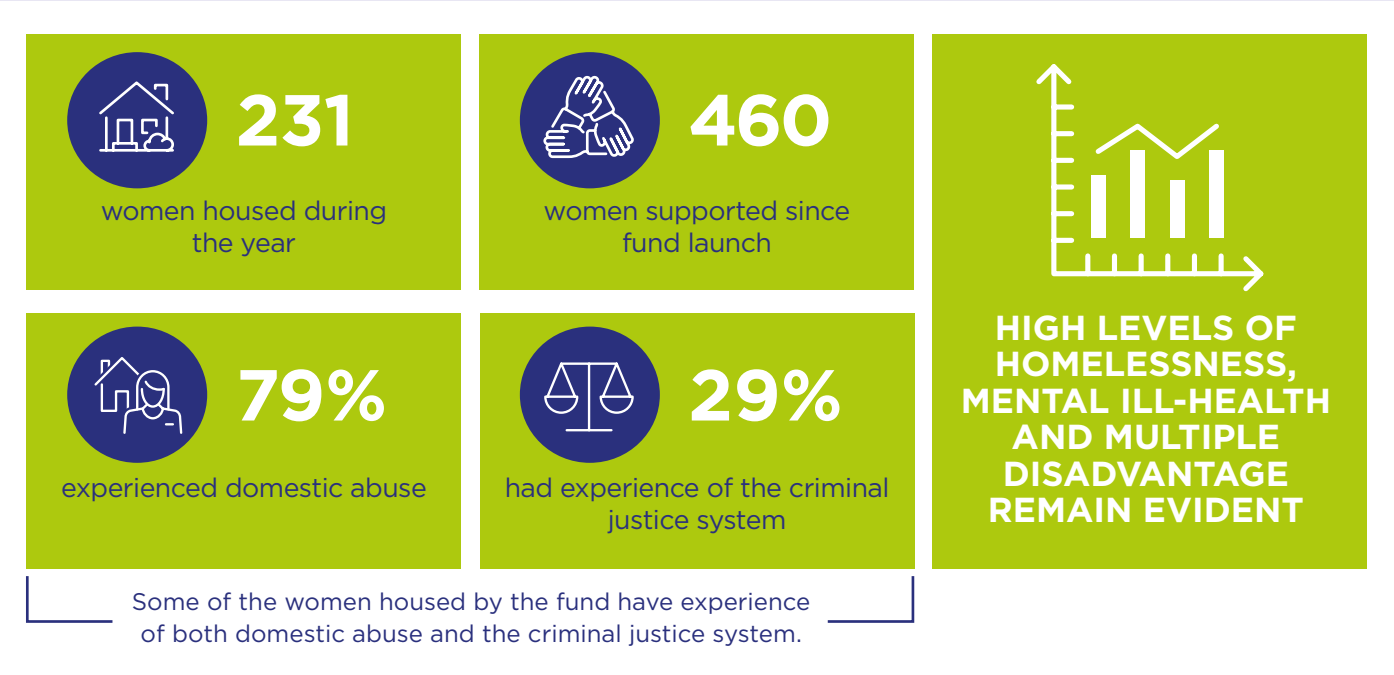


SDG5 – Gender Equality: achieve gender equality and empower all women and girls



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

IMPACT ON WOMEN



WOMEN REPORT THAT THE HOMES HAVE HELPED THEM...



WOMEN’S CIRCUMSTANCES

Women housed by the fund primarily enter support services due to experiences of domestic abuse or leaving prison, accounting for 79% and 29% respectively. Due to an additional 30 properties becoming operational for domestic abuse housing partners during the period, a greater proportion of women with experience of domestic abuse are now being supported across the fund.

Compared with last year’s data, high levels of mental health needs have persisted, alongside an increase in women experiencing homelessness, and an overall increase in complexity of need. Many women supported by the fund have multiple and overlapping experiences, for example, 26 women who had experience of the criminal justice system had also experienced domestic violence²⁶. One housing partner described women’s needs as ‘layered’ due to the way traumatic experiences can pile on top of each other and exacerbate one another without access to adequate support to manage and process experiences as they arise. Housing partners report that women are increasingly presenting with a wide range of mental health support needs including PTSD, complex trauma, depression and anxiety and mental health disorders such as schizophrenia, psychosis and personality disorders.

The partners attribute the rise of complex and secondary mental health care needs to a nationwide deficit of mental health services and chronic under-funding. Partners perceive the dearth of mental health support to apply to both preventative, early intervention services, secondary mental health care, and those who fall through the gaps of either end of the service spectrum. Several housing partners describe how women’s mental health needs are often undiagnosed or unsupported at the point they come into contact with their service.

“

We’ve just seen much more referrals with personality disorders. Even like schizophrenia and conditions that are undiagnosed as well, because they face such high barriers in accessing the services in the first place.

”

REFUGE

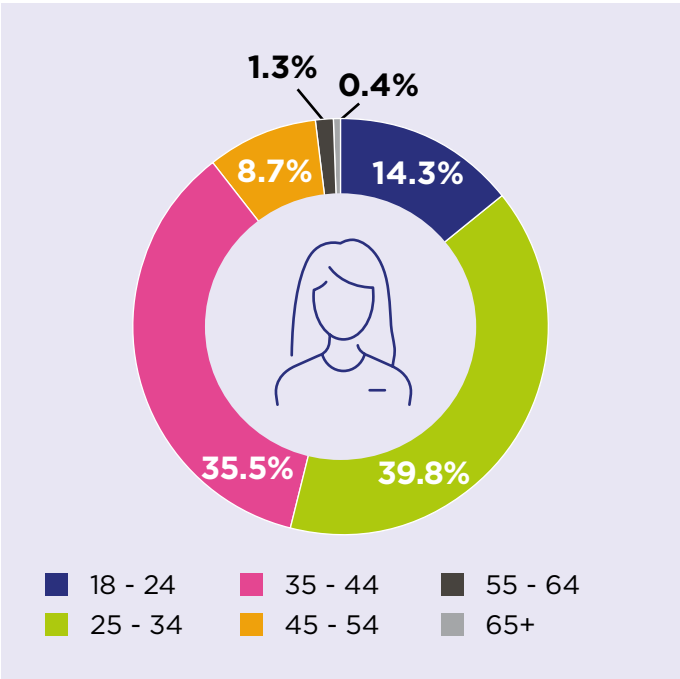


For women leaving prison custody in particular, complex mental health needs often intersect with other challenges such as substance misuse, homelessness, domestic abuse and self-harm. For this cohort facing multiple disadvantage, support services are often siloed, functioning separately to each other and thus creating challenges in supporting needs holistically²⁷.

AGE
The fund also supports women across age groups, with the largest concentration (around 75%) aged between 25 and 44. Reasons for this age concentration will be explored in future reporting.

DEMOGRAPHIC PROFILE

ETHNICITY
The ethnic profile of women supported by the fund is more diverse than national population averages, with higher representation from Asian and Black ethnic groups and lower representation from White ethnic groups. This may partly reflect the ethnic diversity of the areas in which housing partners operate and also indicates the importance of specialist support for women facing additional barriers, including navigating immigration status, language barriers, cultural appropriateness and safety considerations, and access to services that understand their specific experiences and needs.



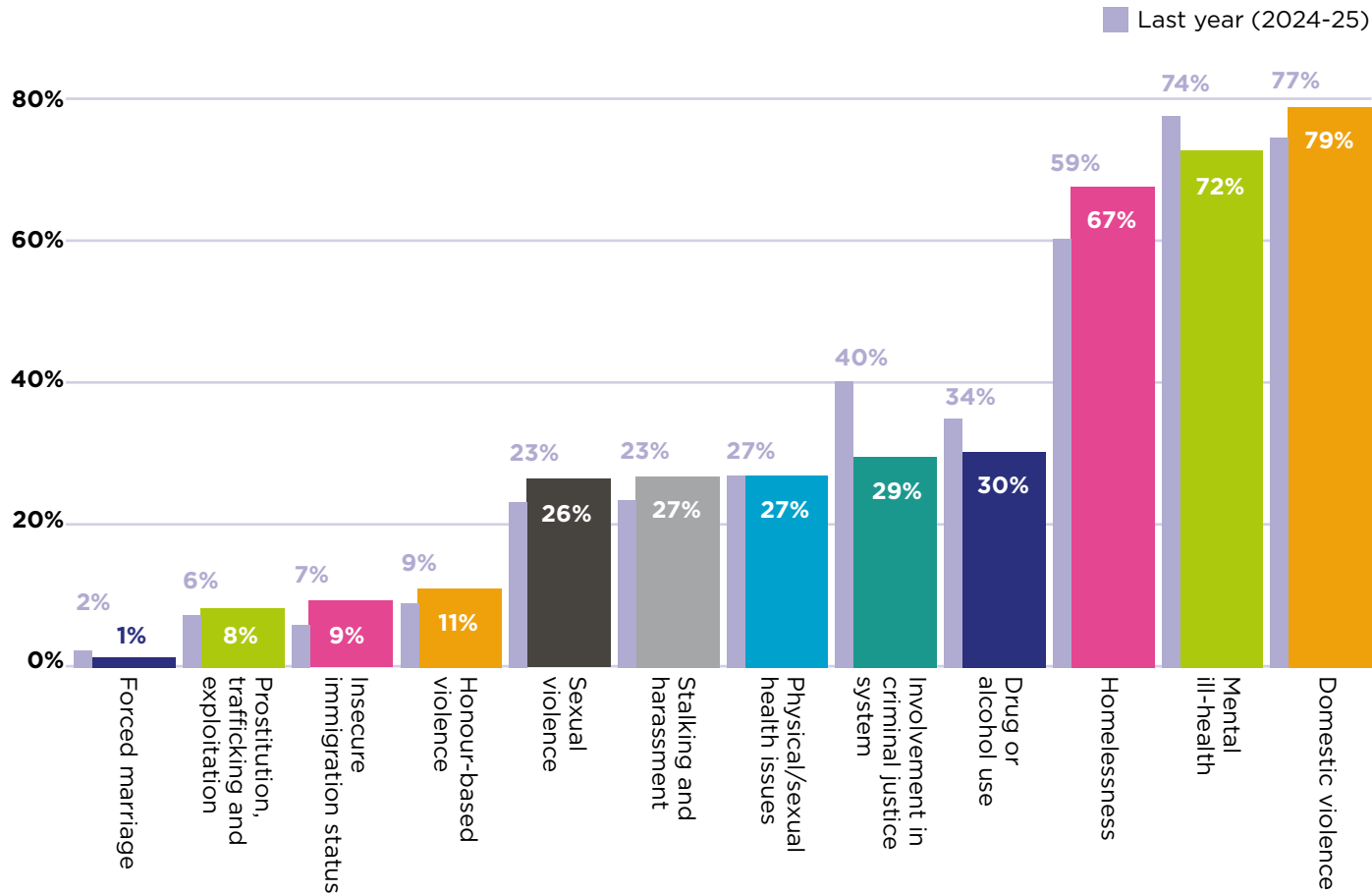
ETHNICITY	PROPORTION	NATIONAL AVERAGE ²⁸
Asian	26%	9.3%
Black	7%	4.0%
Mixed	6%	2.9%
White	54%	81.7%
Other	7%	2.1%
Total	100%	100%

SEXUALITY AND GENDER IDENTITY
94% of the cohort identify as heterosexual and 6% as lesbian, gay or bisexual. Three transgender women have been supported by the fund in this reporting year.

DISABILITY
Mental health conditions represent the largest single disability category in the cohort at 15%, with physical disabilities at 10%, learning or cognitive disabilities at 4%, and other disabilities at 11%.

PREGNANCY AND MATERNITY STATUS
Over the year, 2% (5 women) of women supported by the fund have been pregnant and 6% (14 women) had a baby less than one year old.

PRESENTING SUPPORT NEEDS ON ENTRY TO THE HOMES (2025-26)



QUALITY OF THE HOMES

Housing partners and tenants alike continue to praise the high quality of the homes provided by the fund, describing them as ‘homely’, ‘beautiful’ and ‘immaculate’.

The average score that housing partners assign to how well the homes match the needs of women is 4.75 out of 5, from the partner survey²⁹. This is the same result as last year, suggesting a consistently high level of partner satisfaction with the homes over the years.

“We’ve had a few teething troubles with a couple of the properties. But again, we’ve had good communication with Resonance where we’ve actually been able to get works completed, or works investigated, and decipher which were Resonance’s responsibility, and those that were ours.”

SHEFFIELD WOMEN'S AID

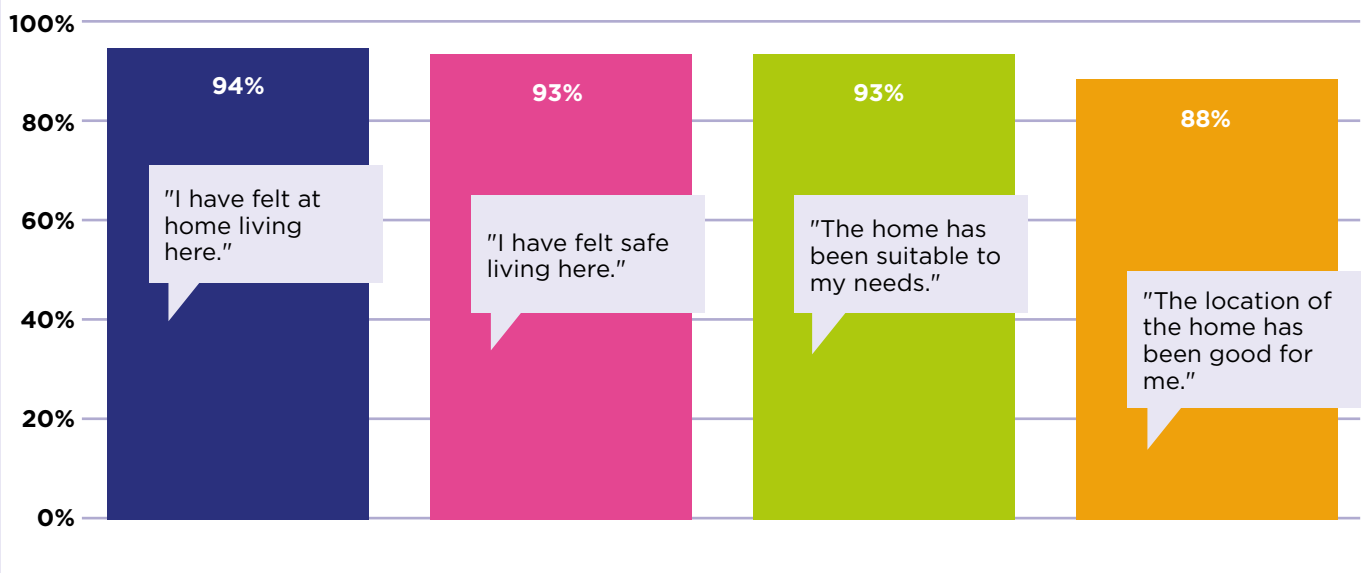
The graph below illustrates the percentage of women who ‘agree’ or ‘strongly agree’ with statements about the quality of their home, showing comparably high levels of satisfaction in terms of homeliness, safety and appropriateness of the homes. **These high scores are a testament to the property acquisition and refurbishment process, with housing partners consistently valuing Resonance’s collaborative approach which ensures that the homes are in areas of need and meet tenant needs.** High quality homes are part of an overarching trauma-informed approach to support, helping women to feel valued and worthy of a good quality home and overcoming stereotypes about what safe accommodation should look like.

Overall, housing partners reflected that ongoing maintenance issues with the properties have been low, especially compared to older properties in their portfolio. Nonetheless, some examples of small maintenance issues related to the original refurbishment works were noted by three housing partners. The fund has worked with partners to respond to these challenges and ensure a continued high standard of homes for the tenants.

£22.8m spent on purchasing 122 properties

£3.3m spent on refurbishment and upgrading

TENANT VIEWS ON THE SAFETY AND APPROPRIATENESS OF THE HOMES



✓✓✓✓

97% PROPERTIES EPC C+

Tenants and housing partners alike continue to be broadly satisfied with the location of the homes³⁰. Housing partners attribute this success to the oversight they had during property acquisition. Several housing partners noted that they have achieved their goal of having ‘clusters’ of homes which enables their support staff to work efficiently, whilst also ensuring they have a good spread of locations so that women are able to access a safe location away from their perpetrator, where needed. A few challenges in location were noted by housing partners, for instance where they had to compromise on access to transport or amenities due to affordability limitations.

“It’s quite nice when our clients all kind of go in, and they’re like, “wow, this is just beautiful!” It’s really nice to kind of break the stereotypes as well around what a safe accommodation looks like... [The clients] come in and they’re just blown away.”

SAFER PLACES

THE DISPERSED HOUSING MODEL

A key strength of the dispersed housing model is the ability to offer a range of housing options, which housing partners report has enabled them to cater to a wider range of needs.

Most of the fund's homes are dispersed accommodation that allow women and their families to live independently in flats or houses, either alone, with another woman, or with their children. **The dispersed model continues to work well for housing partners and tenants, granting partners the flexibility to support a wider range of needs, including larger families, mothers with teenage boys, women with babies, women with pets, transgender women and neurodiverse women.** In some cases, housing partners have moved women from a shared refuge environment into a dispersed property when it became clear that the mother and/or her child(ren) would benefit from having their own space.

Women living in the dispersed homes often experience a stronger sense of stability and autonomy compared with shared refuges, which can make it easier for them to build meaningful links within the local community and focus on longer-term goals such as employment, education, or sustained recovery. Having their own space can reduce day-to-day stress, support healthier routines, and create an environment that feels safer and more predictable. Housing partners also suggested that this model supports increased independence because women are encouraged to undertake more tasks independently due to the absence of an in-house support worker.

At the same time, this model is not without its challenges. Women may miss out on the informal peer support, shared experiences, and camaraderie that naturally develop in shared accommodation. Several housing partners are working to address this through increasing their community-based group support offers. Housing partners also note that dispersed accommodation is not suitable for women with the highest level of support needs, such as those at risk of suicide, who require access to a support worker at all times.

REFUGE

After fleeing emotional and physical domestic abuse – and temporarily sofa surfing – Freya, who is autistic and experiences anxiety, was referred to Refuge and moved into her new, dispersed home in Warwickshire.

“

I am so happy with the flat. It is really suitable for me, because of my autism and anxiety, I struggle to live with other people. This type of refuge accommodation is better because I can heal by myself, which I couldn't do if I was sharing with others.

FREYA, TENANT

”

“The dispersed properties are a necessity for women who cannot access traditional refuge settings. Without the dispersed accommodation as an option, these women might not be able to flee abusive relationships or would have to reside in temporary hotel accommodations which often don't have any cooking or washing facilities to meet their basic needs. Supporting women that have mobility needs, older sons, children or women with neurodivergent needs and women with pets are just a few examples of where our dispersed accommodation is a lifeline for those that have nowhere else safe to turn to when fleeing domestic abuse, as they would not be able to access traditional refuge. Instead, our accommodation provides them with a suitable, safe environment for them to live in and the support to regain their independence.

Without any immediate support network nearby, a brand-new area and lifestyle can feel incredibly overwhelming, but our regular ongoing support helps women to feel at ease in a new environment, helps them to gain a sense of community and safety and settle into an area they're unfamiliar with. This support enables the women in our accommodation to feel supported and empowered to rebuild their lives free from abuse.”

REFUGE DISPERSED
ACCOMMODATION TEAM

“

We had a woman who recently had a baby, and was in quite a large communal refuge, and actually, you know, going up a flight of stairs with a newborn, so she ended up moving out to one of the [fund's] properties, and she's just been overwhelmed. She was like, oh my god, it's amazing!

SAFER PLACES

”





“As I reflect on the last one year, I remember today, being exactly one year since I walked into safety and warmth at Safer Places. Since being supported by Safer Places, each day has been better than the last. My child and I have regained our self worth and confidence. Although we are not yet where we desire to be, our lives have changed positively because of all the support we have received. Words may never be enough to express my gratitude. THANK YOU a million times over.

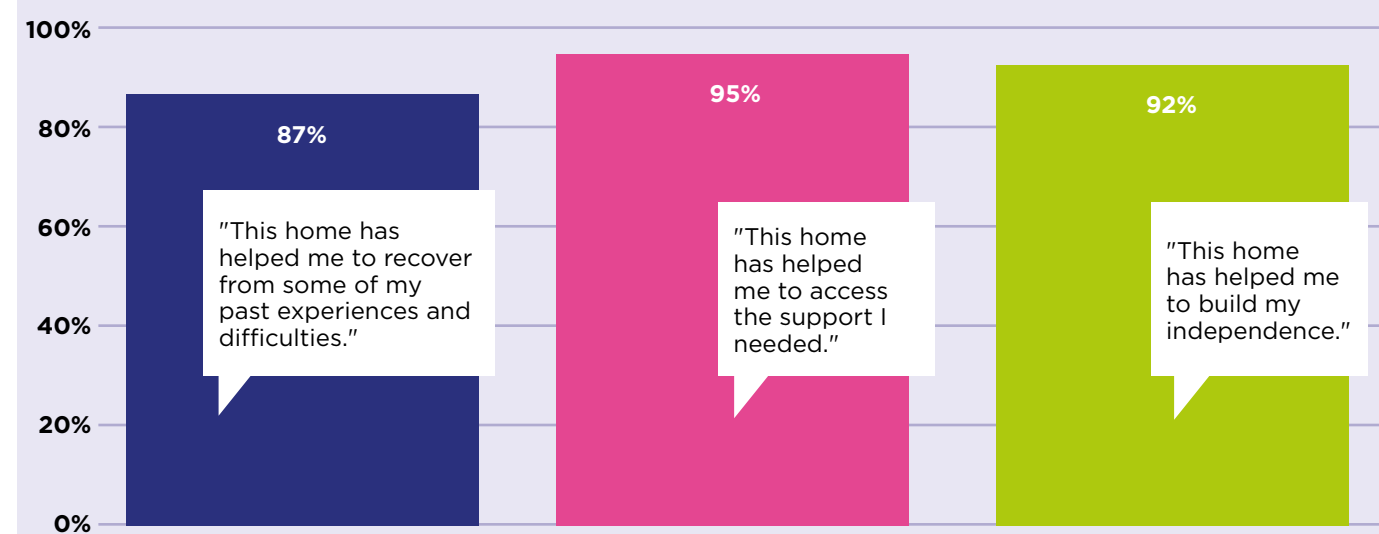
MESSAGE TO A SAFER PLACES
SUPPORT WORKER

”

OUTCOMES FOR WOMEN

Quantitative and qualitative data suggest that the combination of a safe and appropriate home alongside trauma-informed support from housing partners is enabling many women to start to recover from their experiences and rebuild their lives¹.

TENANT VIEWS ON HOW THE HOME HAS HELPED THEM



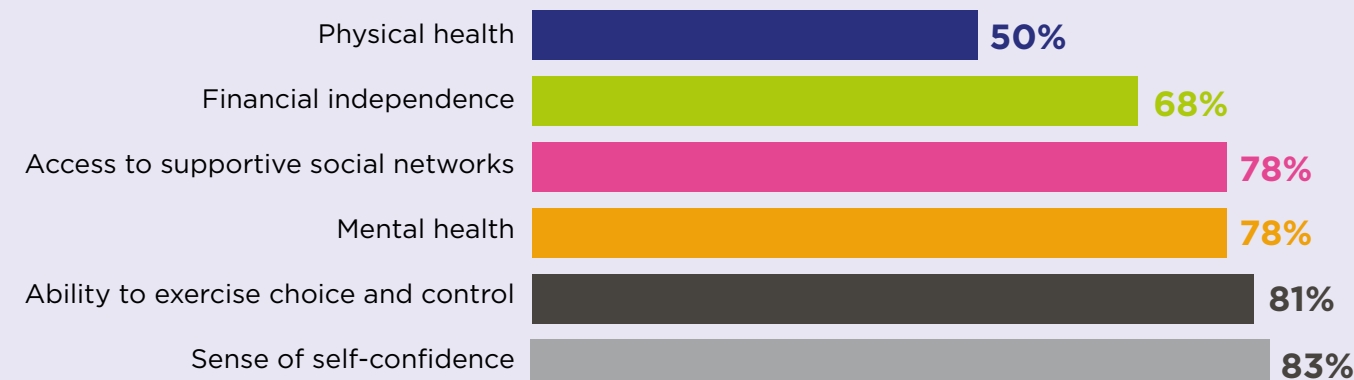
Around 90% of tenants, across all categories, report that having access to the homes has contributed to their ability to make progress in accessing relevant support, building independence, and recovering from past experiences³¹.

Housing partners also tracked progress across a range of outcome measures, depending specifically on the goals of each woman³². The largest improvements were in women's sense of self-confidence, their ability to exercise choice and control, their mental health and access to supportive social networks.

The proportion of women making progress in physical health was lower than for other outcomes. While physical health is important to tenant wellbeing, it is not a primary focus of housing providers, whose role is centred on housing stability and support rather than health outcomes. Nevertheless, this remains an important area for the fund to monitor. Encouragingly, around half of the 109 women identified as having a physical health need made some or significant progress, highlighting the positive impact stable housing can have on physical health, even in the short term.

Strong sample sizes for each outcome (around 56% of tenants for most outcomes), along with results that align with last year's, suggests reliable data and the consistent achievement of outcomes.

THE PERCENTAGE OF TENANTS ACHIEVING KEY OUTCOMES³³



LONG-TERM TENANCIES

Housing partners continue to value long-term independent tenancies, advocating their necessity to enable women to recover from their experiences, rebuild their lives, and be ready to move on. This process is referred to by domestic violence researchers and practitioners as building ‘space for action’³⁴. Research into the process of rebuilding lives after domestic abuse highlights that there is usually a significant reclaiming of autonomy immediately following separation from the perpetrator. This is followed by a slowing down over the next two years due to women facing practical hurdles and post-separation abuse, as well as the non-linear process of recovery. After surmounting these challenges, a new expansion begins, which might include re-entering education or employment, accessing stable, permanent accommodation, growing safe and supportive networks and rebuilding relationships with children.

Housing partners agreed that women who are able to settle for as long as they need, without the pressure of sourcing new accommodation, see the greatest improvements in outcomes. Support workers are able to go at the woman’s pace of recovery to re-build her agency over time, which ultimately reduces the likelihood of women returning to live with a perpetrator. It also supports their agency and motivation to be in control of moving on when the time is right.

“We’ve got one family who’s been with us just coming up to 2 years, and mum is now expressing she’s feeling ready to move on, and she’s had some really complex issues going on. She’s found being able to have a safe, settled space for a more consistent period has helped her better plan, helped her children settle, develop relationships in schools, and it’s given her space to make decisions and actually take control back of her life... If she’d only had 6 months it would have been like jumping onto a springboard and then jumping back off again. So she’s actually had space to become herself and feel more settled. She’s now ready. Although she likes the house, and she wishes she could stay, she’s ready to feel more in control of her move-on.”

SHEFFIELD WOMEN’S AID

Quantitative data backs up these qualitative findings showing positive correlation between length of stay and outcomes. For example, for women accessing the homes for three months or less, 73% report improvement in accessing supportive social networks compared with 82% for women living in the homes for over a year. Just over a quarter (27%) saw a significant improvement within the first three months, which jumps to 40% for tenants living in the homes for a year or more. Whilst the difference in this outcome for different tenancy lengths is not as stark as in last year’s data, it continues to reflect a theme that longer-term tenancies give more time to enable outcomes to occur.

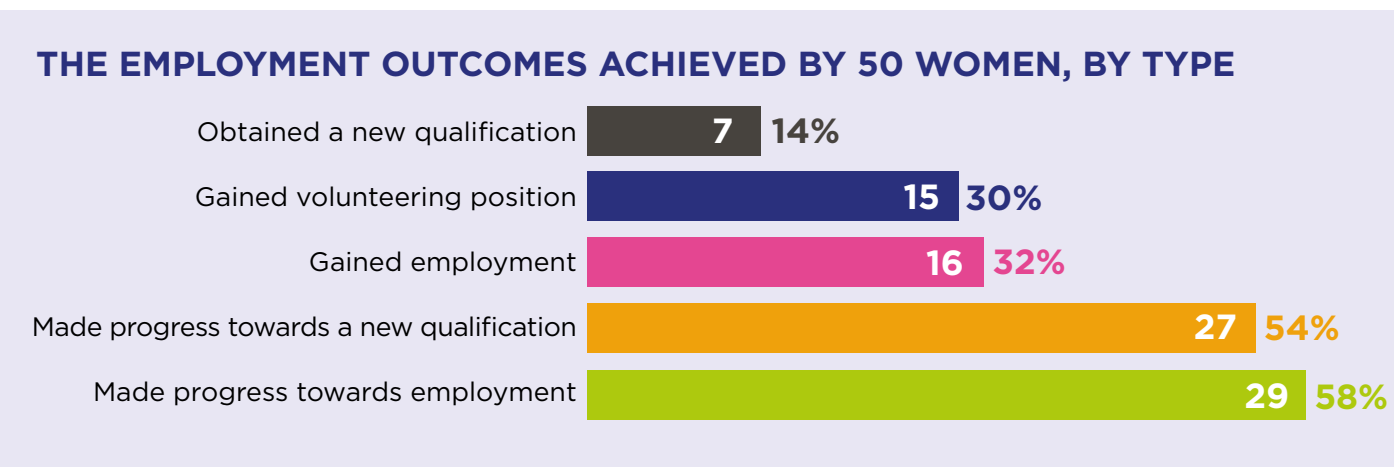
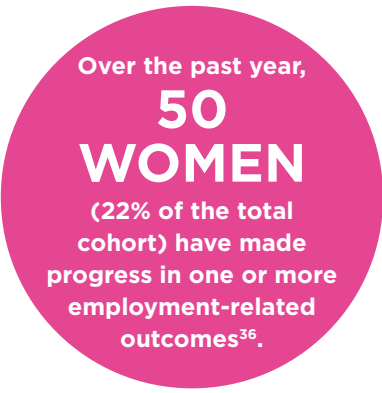
IMPROVED ACCESS TO SUPPORTIVE SOCIAL NETWORKS	
TENANCY LENGTH	PROPORTION OF TENANTS
0-3 months	73%
3-12 months	76%
12+ months	82%

Evaluation of the fund has consistently noted challenges for women leaving prison who are housed on short-term Ministry of Justice contracts, which usually does not offer the time required to support safety, healing and recovery. Recent policy changes³⁵ may go some way to addressing these challenges, and enabling women leaving prison to access longer-term housing and have a longer period to access support and recover from their experiences. This change could have significant implications for women housed through the fund from this cohort, which will be monitored in future years’ reporting.

EMPLOYMENT OUTCOMES

Over the past year, 50 women (22% of the total cohort) have made progress in one or more employment-related outcomes³.

These outcomes are likely the result of longer-term tenancies where women have had more time to rebuild their lives, build the soft skills needed to pursue employment-related goals and gain new qualifications. These figures are similar to last year’s, building a consistent evidence base.



The graph opposite shows the number of women achieving each employment related outcome over the year. A total of 94 outcomes were achieved by 50 women.

A relatively small proportion of women – just 16 representing 7% of total women – gained employment over the past year. Housing partners reflected on systemic challenges which impact a woman’s ability to work during her tenancy, including the ‘benefits trap’³⁷. Single parents often face additional challenges in re-entering work or education due to prohibitive childcare costs³⁸ and limited access to flexible hours of work and/or education. This situation affects women’s decisions and employment outcomes for the fund.

SECURING IMMIGRATION STATUS

Twelve tenants have secured immigration status over the past year, with a further six applications underway. This mirrors last year’s progress and represents a profound shift in what becomes possible for women rebuilding their lives after abuse. **Once status is secured, women can access benefits, seek employment, and begin planning for long-term stability. Housing partners describe these moments as celebratory both for the women themselves and the support staff.**

The path to that point is rarely straightforward. Women may have arrived in the UK through highly constrained routes such as spousal visas, student visas, work permits, or after being trafficked. When abuse occurs, their immigration position can become a trap. Perpetrators often weaponise a woman’s status: withholding passports, misinforming them about their rights, or using threats of deportation and separation from children as tools of control. Even when a woman technically has a clear route to regularise her status, she may lack the documents needed to prove it, or may have been prevented from applying by her abuser. These dynamics are even more complex for women facing honour-based abuse, trafficking, or modern slavery, where immigration insecurity is intertwined with wider patterns of coercion.

“We work with a lot of women who have insecure immigration status. The challenges around that area is actually access to legal support. There’s a woman who is going through the immigration process needs legal support, and it’s becoming scarcer and scarcer.”

ELLA’S

Several housing partners provide support to navigate the complexity of immigration status. Ella’s, for example, works closely with solicitors to build applications, gather evidence, and pursue appeals when refusals come through. Housing partners report, however, that access to legal aid is increasingly scarce, meaning caseworkers often support women through prolonged periods of limbo.

A significant barrier to accessing housing and social support remains No Recourse to Public Funds (NRPF). Many migrant women fall into this category, leaving them unable to access housing benefit or other welfare support. The majority of housing partners are unable to accommodate women with NRPF, however, partners such as Ella’s are developing long-term plans to be able to do so, such as through increased funding and/or property ownership. One housing partner, Safer Places, reports that they have successfully housed some women with NRPF this year in the fund’s properties, due to receiving additional grants which could be used flexibly.



MOVE-ON DESTINATIONS

350 women have moved on from the fund’s homes, of which 122 moved on in the last year. Of these, 45 were from the criminal justice cohort and housed by specialist provider, Nacro, and the remaining 77 were from the domestic abuse cohort. As expected, due to the shorter tenancy length for prison leavers, the move-on rate for the criminal justice cohort was 88%, compared to 44% for women in the domestic abuse cohort. These prison leavers therefore account for 37% of the move-ons in the period, despite representing only 22% of the fund’s tenants.

Women move on to various other types of accommodation, which vary in their permanence, such as temporary or permanent council accommodation, private renting and living with family and friends. From the data provided, it is not possible to assert the permanence level of each category of move-on. Myriad factors influence move-on options including the availability of council accommodation, the pathways available in each particular local area and women’s preferences and needs.

“We have been working collaboratively as part of the DASV Housing Group to develop a move-on pathway from temporary accommodation into permanent housing, and to ensure long-term stability for tenants.”

DAIZYBELL

It is important to note the challenges in categorising move-on trajectories as ‘positive’ or otherwise. Each case is unique and reflects the specific circumstances, agency and preferences of each tenant alongside the available options in that particular locality.

The national housing crisis – that includes 134,000 households in temporary accommodation, including over 176,000 children³⁹ - creates significant challenges for housing partners and tenants in finding appropriate options to move on to at the end of the fund’s tenancies. With depleted social housing stocks and the rising cost of the private rented sector, housing partners often face a choice of keeping women in their care longer than necessary or move on options which are inappropriate and low quality. Housing partners reflected that these structural challenges, compounded by the ‘benefits trap’ discussed previously, also intersect with women’s own expectations. In some cases women are understandably reluctant to leave the home when the move-on option is of less good quality.

1. DOMESTIC ABUSE COHORT

Most women moved into council housing, with the majority accessing temporary accommodation. Of those that accessed permanent accommodation, the majority of women had lived in homes managed by Refuge. Refuge has worked hard to build strong relationships with local authority housing teams - discussing key issues, trends and best practice in regular meetings. This highlights the importance of ongoing relationships with local councils in enabling move-ons into permanent accommodation, and how this will change across geographies.

Alternatively, women living in fund homes managed by Daizybell were more likely to move into private rented accommodation with very few accessing council housing. This may relate to the longer tenancy length, as well as the time period when women lost access to priority council housing when they access Daizybell homes (this has since been rectified through discussions with the council).

Many women express a strong preference for permanent council housing rather than private rented property due to the security this provides. However, partners explain that they must continue to manage tenant expectations regarding the council housing options available to them, noting some unrealistic expectations around availability, quality and timescales.

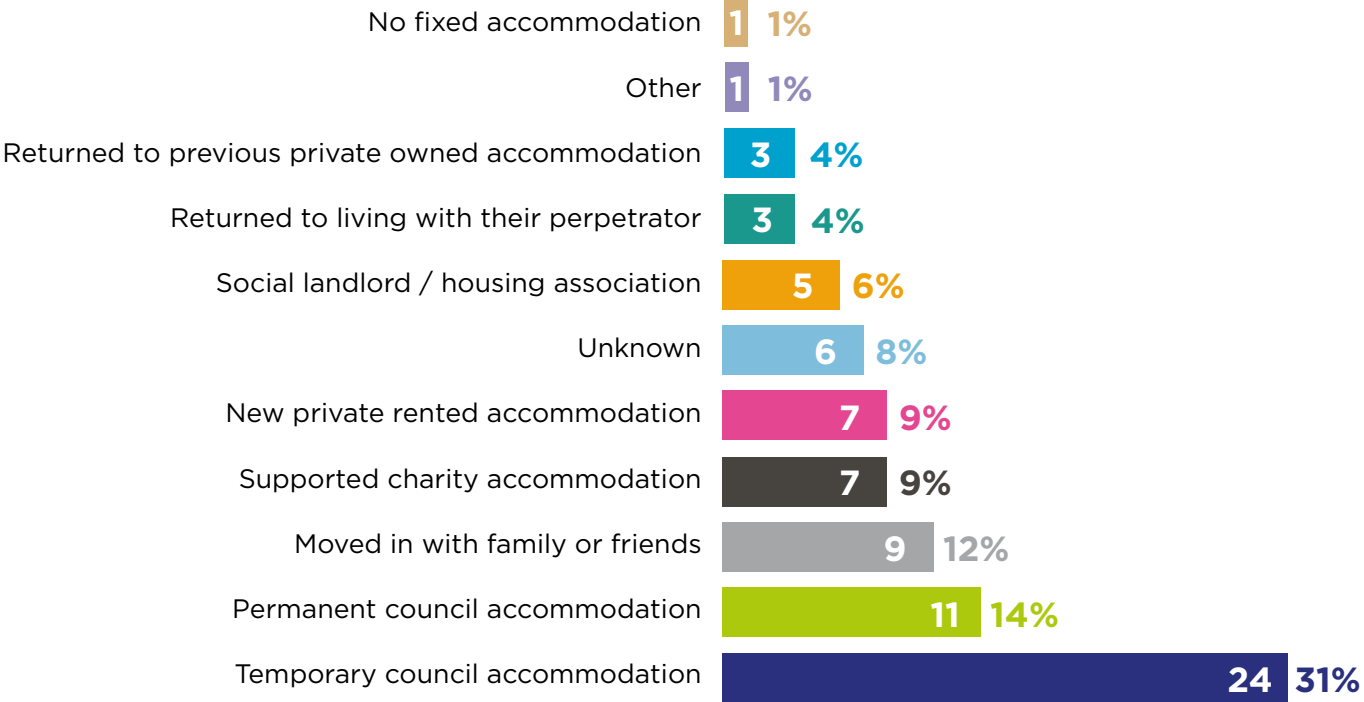
Some housing partners are working to build move-on pathways through both council and private rented sector routes. Daizybell, for example, has been working closely with the Local Authority and other supported housing providers to develop a direct nominations pathway for women in their homes, overriding the traditional bidding process for council properties. Others, such as Ellas, have developed networks of ‘good landlords’ who are committed to offering affordable housing and enabling housing for people who need to access benefits. Housing partners are also adapting the way they approach move-on conversations with women, including beginning conversations earlier in tenancies and supporting women to better understand the realities and limitations of local housing pathways.

“Our tenants often face significant barriers to accessing suitable accommodation. In some cases, high expectations regarding housing options can further impact their ability to secure accommodation.”

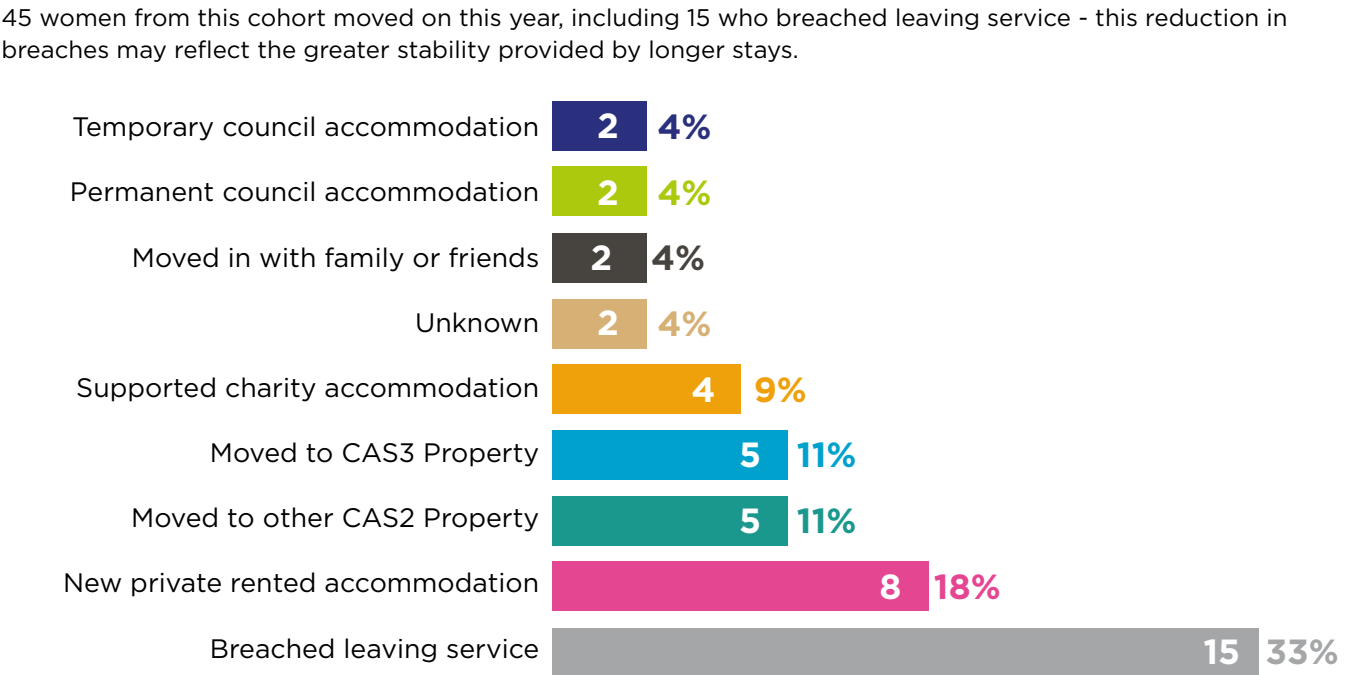
DAIZYBELL

Housing providers offer specialist, intensive support for women until they have stabilised and are ready to live more independently. While longer tenancies can improve outcomes, and many women wish to remain in these homes, providers must balance giving women enough time to recover with the need to support move-on and free up specialist accommodation for other women and children in crisis. They work hard to help women move into social or private rented housing so they can continue building their independence, but because housing options are limited, some women need to move into temporary accommodation.

MOVE-ON DESTINATIONS: DOMESTIC ABUSE COHORT



MOVE-ON DESTINATIONS: CRIMINAL JUSTICE COHORT



HOUSING PATHWAYS, MOVE-ON AND SYSTEM CONTRADICTION

Move-on continues to be one of the most significant operational pressures affecting the fund and one most impacted by the external housing environment in the UK.

Women remain in fund properties longer than originally anticipated because of the lack of suitable move-on options. This is a result of two main factors: long waits for social housing, and a growing gap between frozen Local Housing Allowance (LHA) rates and increasing market rents.

Social housing - Women living in the fund’s homes generally tend to prefer waiting longer for social housing rather than moving into private rented housing - what is often perceived to be less stable. While this is understandable, it is a pathway that is becoming increasingly constrained; England saw a net loss of just over 3,800 social homes in 2024-25 - more than double the number lost in the previous year⁴⁰. Supported housing could be another option for the fund’s tenants, however eligibility for this type of housing can be challenging, especially as women recover and their support needs decrease.

Private rented sector - The private rented sector is becoming less accessible for households relying on housing benefits. Less than 3% of private rent homes in England (April-October 2024) were affordable to people claiming on housing benefits, down from 12% in 2021-22⁴¹. After four years of freezes, LHA was re-set in April 2024 to cover the bottom 30% of local market rents, before being frozen again from April 2025, despite continuing rent increases across the private rented sector⁴².

Similar tensions appear in relation to employment. Universal Credit is reduced by 55p for every £1 earned above any applicable work allowance⁴³, while women may also face additional childcare⁴⁴, transport and council tax costs⁴⁵. As a result, employment can become financially risky rather than empowering.

This creates a paradox: accommodation designed as temporary can become the most affordable, stable and high-quality option available. The result is a blockage within the wider system. Women remain in accommodation longer because the alternatives are insecure or unaffordable, while demand for emergency and temporary accommodation continues to increase.

2. CRIMINAL JUSTICE COHORT

Tenants housed by Nacro access the homes upon leaving prison. These women fall into three main cohorts: those on Home Detention Curfew (HDC), those released on Bail, and those on Alternative Recall to Custody (ARC). The tenancy lengths for the three groups, and for every tenant therein, differ.

The maximum length of stay for the HDC and ARC groups are pre-determined by contractual arrangements with the Ministry of Justice. Working within predefined tenancy lengths and with specific conditions placed on tenants (which relate to their individual position within the criminal justice system) creates unique challenges for Nacro. Whilst there is no maximum length of stay for the Bail group, it is difficult to plan move-on options as a woman’s case may end up in a custodial sentence. Nacro works to facilitate the best move-on trajectory for tenants possible, but acknowledges limitations in what can be achieved within this more defined context.

Of the 45 tenants, 18 moved into another form of accommodation including temporary council housing, private rented accommodation, supported housing, or moving in with family or friends.

15 ‘breached leaving service’, where individuals breached conditions of early release⁴⁶, meaning they were no longer eligible for fund’s homes and were returned to prison. This continues to be a relatively high proportion of the cohort, although this is declining over time⁴⁷. **It is possible that this improvement may relate to the increase in maximum length of stay for the HDC cohort from three months to six months.** Encouragingly, the length of stay has increased again, to up to one year, following further policy amendments⁴⁸.

“It is likely that the introduction of HDC365 in June 2025 has had a positive effect due to the fact residents in service under the HDC cohort have a longer period of residence. This provides more stability and allows our staff/other agencies to work with each resident over a longer period to achieve a positive outcome. Furthermore... there is extra emphasis on enhanced women’s support in the community which provides that ongoing support following release from custody.”

NACRO

10 tenants were moved to intermediate housing options managed by Nacro, called CAS-2 or CAS-3⁴⁹ properties. This may be so that tenants are closer to their support network, due to risk factors that meant the tenant was no longer safe in that location, or because no other accommodation had been secured to prevent homelessness.

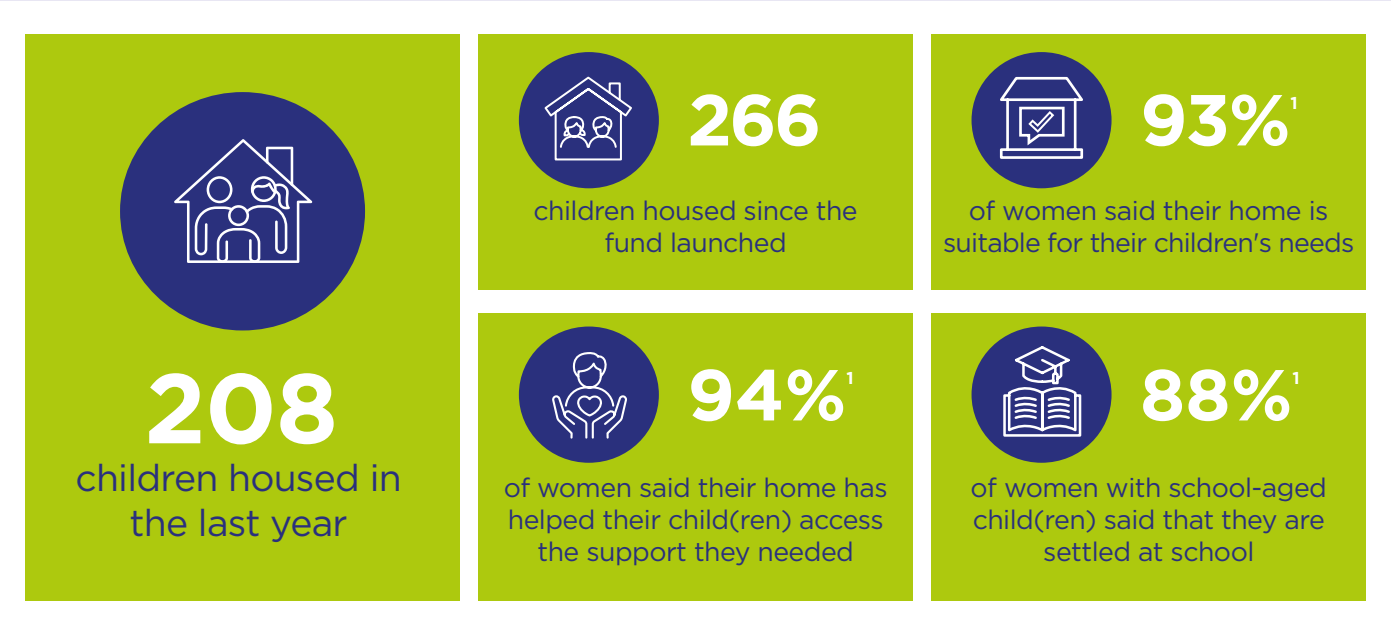
As reflected in the views of housing partners, evidence gathered for this report, and the wider research literature, longer tenancies support better outcomes for women leaving prison, enabling longer-term support and stability to build trust and safety with services, to begin to recover from past experiences and to build positive links with the community⁴⁸.



IMPACT ON CHILDREN

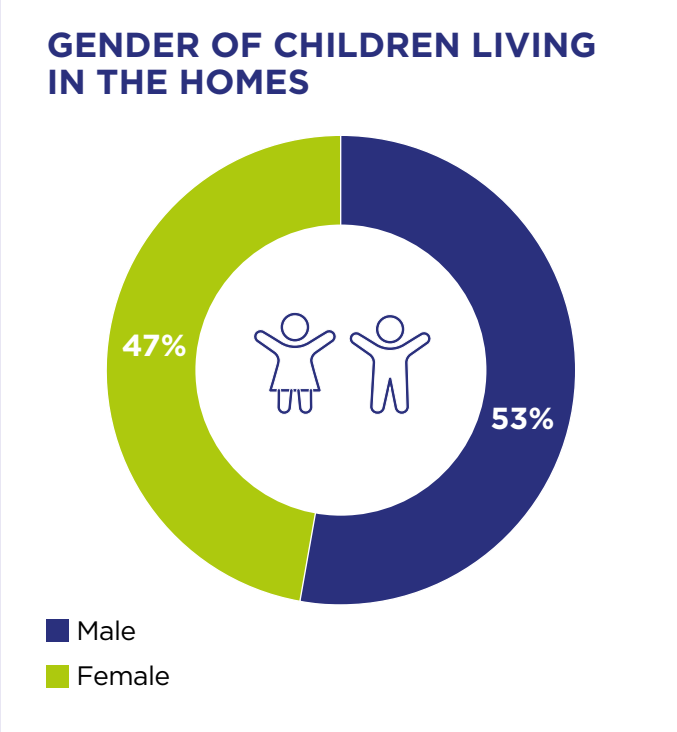
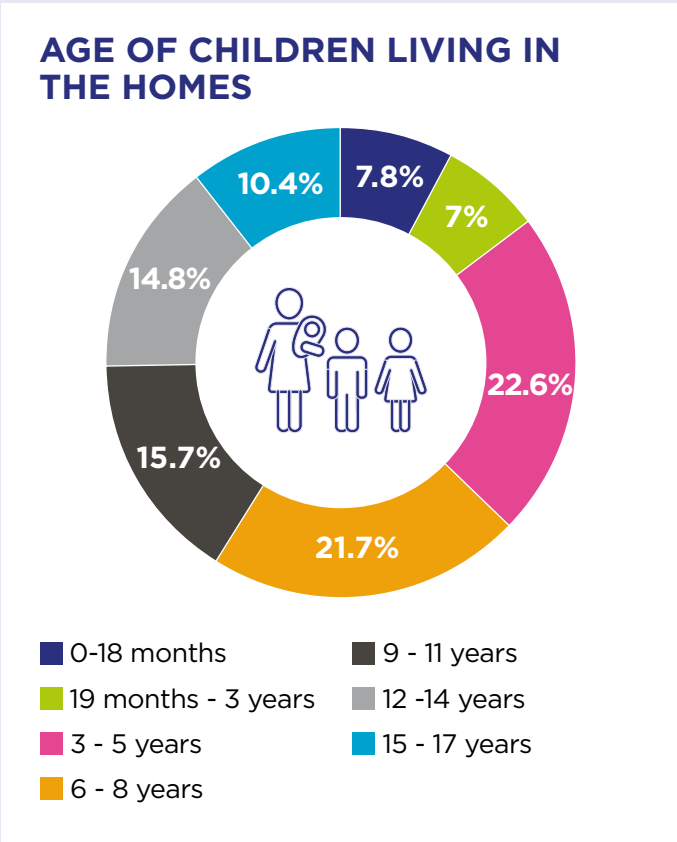
As the fund has developed, it has become clear that children are also a vital beneficiary group. New data collection processes were introduced in the year to better understand children's experiences of the homes and support provided, the outcomes they achieve, and any challenges or areas for improvement to enhance their experiences.

The fund includes homes of different sizes, therefore the extent to which housing partners can accommodate children varies. While Nacro predominantly supports single women, with or without children, other housing partners can house families with up to five children.



DEMOGRAPHIC PROFILE

2025-26 a total of 231 women and their 208 children were supported, equating to roughly two children per household. **The homes support children of all ages, with the largest proportion of children of primary school age**, particularly between 3 and 11 years old. There is a fairly equal split across gender.



DEVELOPING SUPPORT FOR CHILDREN

The majority of housing partners which accommodate children and young people (CYP) have developed their support offer over the last year. While one housing partner works alongside children's services to provide support for CYP, the remaining partners deliver in-house services such as one-to-one emotional wellbeing support, play therapy, group activities, signposting to community-run services, advocacy efforts, and provision of essential clothes and items. A number of housing partners have successfully secured additional funding, recently recruiting CYP workers. This support is designed to help children to process their experiences, to manage their emotions and to engage in school, services and community life.

In addition, all housing partners provide whole family and parenting support, including supporting mothers to set boundaries, routines and rebuild relationships. This aspect of support is crucial in the context of domestic abuse and other forms of VAWG, where a woman's capacity to parent has often been eroded by the perpetrator. One housing partner noted that women often experience high levels of guilt, which impacts their ability to parent and requires targeted support.

“Women's ability to parent can be greatly impacted and reduced whilst living with domestic abuse. Time and safe space is needed for rebuilding confidence and bonding, as well as actually setting boundaries with the children, you know, around bedtime routines, hygiene, washing, those sorts of things those women have maybe been prevented from doing.”

SHEFFIELD WOMEN'S AID



QUALITY OF FAMILY HOMES

Housing partners and tenants are positive about the suitability of homes for children. **93% of tenants said the home has been suitable for their child(ren) and their needs.**

The homes are located close to schools, children’s services, public transport links, and, where possible, have green space for play. Partners emphasised that dispersed family homes provide a safe, stable and nurturing environment for families to bond and recover, compared with communal refuge settings.

Staff also emphasised how well dispersed homes work for certain family groups. For example, women with neurodiverse children: with fewer people around and a calmer, more predictable routine, children who struggle with noise and busyness are better able to regulate their emotions and feel secure. Similarly, women with teenage boys aged 14+ can more easily be accommodated, due to the challenges of doing so in a shared refuge. While a small number of families noted that some properties could have benefited from more space, the overall model clearly provides a safer, quieter, and more child-friendly environment that supports recovery and a sense of normal family life.

“We’ve been able to be a lot more inclusive towards the children as well in terms of being able to support those families who have neurodivergent children they’ve been able to stay with us a lot longer than they may have done in other accommodation like other traditional refuge accommodation.”

REFUGE

OUTCOMES FOR CHILDREN

SAFETY, STABILITY AND WELLBEING OUTCOMES

Housing partners consistently report that dispersed family homes provide safety and stability for children in the aftermath of trauma. Just as with women, this sense of safety is the foundation of recovery and positive outcomes for children. As one mother put it in her feedback form, the home “kept us all safe,” capturing the essence of what homes achieve.

From a foundation of safety and stability, the tailored support delivered by housing partners helps CYP to talk about their experiences with a trusted professional and to learn how to express and manage their emotions. **In the tenants survey, 94% of women said “the home has helped my child(ren) to access the support they needed”.**

“Children’s workers ascertain how they’re feeling at this point, and encourage them to say it’s okay to show your feelings, or express different emotions.”

ELLA’S

EDUCATION OUTCOMES

Attendance and engagement in school is a key outcome, especially since relocating to flee domestic abuse, trafficking or other harmful situations causes disruption to schooling and peer friendships. One housing partner reported particular challenges in settling children with Special Educational Needs (SEN) into new settings due to the time taken to transfer over provision. Housing partners, alongside the mothers, therefore work hard to support children to settle in new school environments. For example, one housing partner offers support sessions at schools as a way to integrate support with the school environment.

88% of mothers of school aged children said “my child is settled at school”, a strong result given the scale of upheaval the families have faced and the time it naturally takes for any child to adjust to a new school.

RELATIONSHIP OUTCOMES

The homes and support services are also enabling improved family relationships. **Close to half of the women with children (48%) said that their relationship with their child(ren) had improved as a result of accessing the fund’s homes.** Whilst this outcome score remains low compared with other areas⁵⁰, the improved score may reflect the increased focus on children and whole family support developed by several housing partners over the past year. This is a promising result, and an area with the greatest opportunity for improvement as the housing partners continue to consolidate their whole family support offers.

Housing partners also shared examples of children being re-united with their mothers during their time living in fund properties - a profound outcome for any mother rebuilding after domestic abuse or a period in prison.

REDUCED SOCIAL CARE INVOLVEMENT

The value of the homes also extends to public systems, with **social care involvement dropping from 38 cases at the start of the housing support to 16 at the end of support.** Whilst it is a challenge to directly attribute this change to the homes, it is likely that social care support has been reduced due to children living in safe and supportive environments with their mothers. The fund will continue to explore this metric in future years and any implications for cost savings to the public purse.



WOMEN'S STORIES*



ALICE FROM CRISIS TO STABILITY

Alice’s journey highlights both the importance of safe accommodation and the barriers survivors can still face when seeking permanent housing.

Alice had been experiencing abuse from her adult daughter, whose addiction issues led to financial exploitation and physical aggression. At the same time, Alice was managing her own alcohol dependency, leaving her increasingly vulnerable.

Recognising that the situation was becoming unsafe, she sought help.

Through a referral to Refuge, Alice moved into dispersed accommodation where she could live independently while receiving specialist support. Her keyworker helped her access counselling, alcohol support services, healthcare and practical assistance to plan for a safer future.

Despite this support, securing long-term housing proved difficult. Administrative failures within the local housing system repeatedly delayed her homelessness application, leaving her unable to access suitable housing options.

The uncertainty took a significant toll on her wellbeing. Her mental health deteriorated and her alcohol dependency worsened.

Working alongside Alice, her support worker challenged the delays and advocated on her behalf. Following a formal complaint, the local authority acknowledged the failings, committed to additional domestic abuse training for staff and reactivated Alice’s housing application.

Alice was subsequently offered a permanent home.

The impact was immediate and profound. With secure housing in place, her mental health stabilised, her reliance on alcohol reduced and she was able to reconnect with family members living nearby.

A discretionary move-on grant helped her furnish and settle into her new home, while ongoing support ensured she could build confidence and independence.

Today, Alice is living safely in her own home, closer to the people who matter most to her and with renewed optimism for the future.



SARAH A FRESH START AND NEW POSSIBILITIES

When Sarah arrived at Nacro’s CAS-2 service in Plymouth, she was preparing to serve a period of Home Detention Curfew and facing an uncertain future.

Originally from Dorset, moving to a new area felt daunting. Sarah had a long history of substance misuse and offending linked to addiction and had struggled to maintain recovery in the past.

With support from CAS-2 staff, Sarah began to access local services and establish positive routines. Staff worked alongside her to identify activities that would support her wellbeing and help her build confidence.

One of those activities was crochet, a hobby that brought purpose and structure to her days. Through funding secured by the service, Sarah was able to obtain equipment and return to something she loved. She began making baby boots for a local hospital alongside other handmade items.

During her time in the service, Sarah remained abstinent from illicit substances and engaged fully with the support available to her.

As her confidence grew, so did her prospects for the future. She successfully secured long-term accommodation through her Local Authority in Bournemouth, enabling her to return to her home area and continue her recovery journey.

Reflecting on her experience, Sarah described her time in CAS-2 as life-changing.

She believes the support she received and the stability provided through safe accommodation helped save her life.

Today, Sarah is moving forward with greater confidence, renewed purpose and the foundations needed to sustain her recovery.

*All names have been changed.





MAHIRA REBUILDING CONFIDENCE, ONE STEP AT A TIME

Mahira arrived in the UK from Pakistan in 2010 full of hope for the future. Instead, she experienced years of domestic abuse from both her husband and extended family members.

The threat of being thrown out of the family home was used against her throughout her marriage. Eventually, that threat became reality.

After leaving the abusive environment, Mahira and her two children spent time in temporary accommodation before moving into refuge. Living in a single room and sharing facilities with others brought additional challenges at a time when the family was already coping with significant trauma and uncertainty.

Their move into a Daizybell Homes property marked a turning point.

For the first time, they had a place of their own.

“It was a place where we could relax, spend time together, talk and share – and most importantly, we were safe.”

The emotional impact of housing insecurity lingered. Mahira's son initially struggled to believe the home was permanent and repeatedly sought reassurance that they would not be asked to leave.

Over time, the family began to settle. Safe housing, combined with specialist support, has enabled both Mahira and her children to recover and regain confidence.

The support team helped Mahira rebuild everyday independent living skills, access emotional support and begin focusing on her future. Encouraged by her support worker, she enrolled in college despite feeling anxious about returning to education.

“I didn't think I would be able to achieve this or move on from my trauma and past, but with support I have.”

Today, she has completed her first qualification and progressed to the next level of study.

Mahira continues to face challenges, particularly around rising living costs and securing a permanent home. Nevertheless, she now feels optimistic about the future. She hopes to continue her education, enter employment and eventually support children in their own learning and development.

“Having a home that made us feel safe and secure whilst rebuilding our lives has allowed me to think about the future positively.”



LOUISE BUILDING A FUTURE BEYOND THE PAST

Louise entered Nacro's CAS-2 service while serving a period of Home Detention Curfew following involvement in drug supply offences.

Alongside the challenges associated with her offending history, Louise was managing her mental health and rebuilding important family relationships.

Throughout her stay, she worked closely with support staff to identify goals and take practical steps towards achieving them.

With encouragement and guidance from the team, Louise secured a job interview and successfully gained supervised access to her young son — an important milestone in rebuilding family connections.

At the same time, she began looking further ahead. Supported by CAS-2 staff, Louise completed a successful university application and secured a place to study Criminal Justice, transforming her lived experience into motivation for future learning and personal growth.

Although her planned move-on accommodation fell through at the last minute, support workers acted quickly to ensure she did not face homelessness. Temporary accommodation was arranged through a CAS-3 property while alternative housing options were secured.

The stability of safe accommodation, combined with personalised support, enabled Louise to maintain momentum during a potentially disruptive period.

Today, she is focused on education, family and building a positive future — demonstrating how housing stability can create opportunities for long-term change.





CHARLENE FINDING PEACE, INDEPENDENCE AND HOPE

Charlene arrived in the UK from Nigeria in 2023. A qualified teacher and mother of two, she came hoping to build a new life for her family.

Instead, she experienced domestic abuse within her relationship, including coercive control, financial abuse and threats regarding her immigration status.

Living in private rented accommodation with her children and their father, Charlene's daily life became increasingly restricted. Decisions were controlled, her independence was limited and she lived under constant pressure.

In July 2025, she moved into accommodation provided through Safer Places.

The difference was immediate.

"I am happier now because I have so much peace," she explains. "I am just happy with the fact that I am not being controlled any more."

Today, Charlene lives with her daughter in a home where she feels safe and secure. Having stable accommodation has enabled her to establish routines, organise family life and begin rebuilding her confidence.

“My new home gives me a sense of independence and I feel safe.”

The peaceful environment has helped her settle into the local community, including joining a church group and developing new social connections.

While she is currently unable to work, Charlene volunteers in her community and continues to look ahead with determination. Alongside emotional support, practical assistance from Safer Places has helped her manage day-to-day challenges, including access to food vouchers, toiletries and wider support services.

For Charlene, having a home is about more than a roof over her head.

Looking ahead, she hopes to regain her right to work, return to employment and create a stable future where both of her children can live together with her once again.

After years of control and uncertainty, she is now rebuilding her life on her own terms.



ESTHER A PLACE TO RECOVER - VOICE OF A SURVIVOR

At the Women in Safe Homes Fund Annual General Meeting in 2026, attendees heard from Esther, a member of Refuge's Survivor Engagement Panel.

While Esther was not housed through the Women in Safe Homes fund, her experience powerfully illustrated why safe housing and specialist support are essential for women escaping domestic abuse.

Speaking with remarkable honesty, Esther shared the realities of leaving an abusive relationship and the barriers many survivors face when trying to find safety.

Her experience began with coercive control and isolation. During the pandemic, she was persuaded to move away from her support network by a partner who initially appeared caring and supportive.

Just days after relocating, he assaulted her.

Like many survivors, Esther initially hoped the violence was an isolated incident.

"You want to believe it's a one-off," she explained. "You want to believe it won't happen again."

Instead, the abuse escalated.

Following a serious assault that resulted in hospitalisation, her perpetrator was arrested. Esther was moved into emergency accommodation, but the location was dangerously close to where he lived. When he was released on bail, he found her and assaulted her again.

Despite securing justice through the courts, Esther's housing situation remained precarious.

She spent months homeless during the pandemic, sleeping rough in London while repeatedly seeking help from housing services. During this time, she experienced further violence and sexual assault and turned to alcohol as a way of coping with the trauma and uncertainty.

The turning point came at the end of 2020 when she was offered a place in a specialist Refuge service.

Arriving on New Year's Eve, she remembers the overwhelming sense of relief.

“It was a massive sigh of relief... knowing I didn't have to fight anymore.”

For the first time in years, Esther had a safe place to live and access to dedicated, trauma-informed support. Through counselling, practical assistance and specialist advocacy, she began rebuilding her confidence, independence and sense of self.

She stopped drinking, reconnected with her future and gradually rebuilt her life.

Today, Esther lives independently in her own home and works part-time.

“To me, that is everything. The sense of security and safety I have now — I'll never take it for granted.”

Esther believes that without access to safe accommodation and specialist support, she would not be alive today.

Her story reflects the experiences of many women facing domestic abuse, homelessness and multiple forms of disadvantage. It also highlights why the Women in Safe Homes fund exists: to ensure women have access not only to safe, affordable homes, but also to the specialist support that enables recovery and long-term stability.

Every safe home represents more than accommodation. It represents safety, dignity, independence and the opportunity for a new beginning.





MARIA'S STORY

FINDING SAFETY AND A WAY FORWARD

When Maria was referred to Cyrenians in late 2025, she was homeless and sofa surfing after fleeing a violent relationship.

Following a serious assault by her partner of 15 years, Maria felt unable to return to their shared home. Living with the trauma of abuse, alongside poor mental health and heroin dependency, she had become increasingly isolated and disengaged from support services.

Cyrenians' outreach team first met Maria while she was spending time on the streets. Building trust took time, but through patient engagement she was introduced to the Women in Safe Homes programme and offered the opportunity to view a property.

Maria moved into her new home in January 2026.

"It was the first night I had felt safe in a long time," she says. "I finally slept properly."

For Maria, having a home has provided something she had been missing for years: stability, security and the space to begin rebuilding her life.

"My home means everything to me. It's my safe space. I finally feel like I can relax."

Alongside safe housing, Maria receives regular support from her keyworker, helping her navigate appointments, access services and work towards personal goals. She is now engaging with healthcare services, receiving treatment for her substance dependency and has stopped using heroin.

With new friendships, improved health and growing confidence, Maria is focused on maintaining her recovery and looking ahead.

Today, she identifies her sobriety as her greatest achievement and hopes to return to work in the future.

Honestly, I would be lost if I didn't get this chance.



IMPACT ON PARTNERS

Last year’s report highlighted how the fund provided advantages to partners by increasing access to high-quality, affordable housing stock. As properties are progressively handed over to partners, the focus of this year’s report - and those going forward - shifts towards portfolio management. Accordingly, this section explores how partners are coping with expanded portfolios, if they have strengthened their operational capacity, and their unfolding ability to support the long-term maintenance and management of the homes.

Partners continue to report strong relationships with Resonance and high satisfaction with the fund model.



Housing partners rate the homes 4.75 out of 5 for meeting women’s needs



The dispersed housing model continues to support a wide range of women and family circumstances. Access to long-term housing stock supports organisational resilience and sustainability



The homes allow partners to support women who might otherwise be excluded from traditional refuge provision



The Housing Partner Forum continues to strengthen collaboration, peer learning and collective influence



Attendees of the 2026 Housing Partner Forum.

NAVIGATING CHALLENGES WITH THE FUND

While generally reported as a positive process, growth has not been without its challenges. Several partners described the complexity of trying to simultaneously align multiple elements of dispersed accommodation provision, including property acquisition and refurbishment, onboarding, staffing, support delivery and housing benefit arrangements.

“(properties) have come on at a pace and time that’s felt doable for us.”
SHEFFIELD WOMEN’S AID

Furthermore, where properties were delayed or onboarded slower than expected, partners described the financial and operational pressures created, such as having staff and support structures in place despite homes not yet being operational and income not yet available.

Partners described the relationship with the fund as collaborative and responsive during these periods, including being able to have open conversations about delays, onboarding pressures and financial implications, and working together to identify practical solutions where challenges emerged. One partner described the experience of navigating delays and onboarding issues as involving “problem-solving together rather than feeling like we were chasing things separately.”

“We were trying to align staffing up our property management team and then trying to stack up our support delivery team at the same rate as the properties were onboarding. And unsurprisingly, the sort of slowing down of the onboarding properties meant that we were accumulating costs in terms of property management team and our support team, but not drawing the income in because we weren’t getting any housing benefits, we had no tenant, we weren’t getting any support costs in because there was no tenant.”

CYRENIANS

“Resonance were in the position to offer us for the last eight properties an extended rent free period, which meant that we weren’t paying those costs quite so quickly, which helped us sort of balance out our budgets for the year again.”

CYRENIANS



PARTNERS RATE THE PARTNERSHIP WITH THE FUND AS 5/5, AND ALMOST ALL RATE SUPPORT FROM THE FUND AS EITHER 4 OR 5/5.





GROWING WITH CONFIDENCE, FINANCIAL SUSTAINABILITY AND LONG-TERM RESILIENCE

On average, partners rated the fund's contribution to their financial sustainability as 4.25/5. Consistent with last year, this suggests that the fund has continued to support organisational stability and responsible, sustainable growth.

Portfolio growth and greater operational capacity has strengthened partner confidence in managing the complexities of housing provision, including navigating relationships with local authorities and housing benefit systems. For example, housing partner Daizybell Homes described its confidence in independently managing housing provision, including taking on management responsibilities previously held elsewhere.

Beyond this, it has also become more comfortable with sustainable and manageable organisational growth more broadly. **Partners described growing confidence in the fund's lease-based housing provision model, with trustees becoming increasingly supportive of this approach as they saw its long-term benefits and viability.** For some partners, this confidence extended beyond the lease-based model itself, prompting discussions about acquiring and owning properties in the future. This shows that **participation in the fund has helped housing partners build experience and confidence, and has been a part of supporting development into more diversified and financially resilient organisations** with a broader range of housing options.

“Trustees are now really on board with the model and even considering buying [our] own properties.”
SHEFFIELD WOMEN'S AID

Survey findings broadly reinforced these themes and highlighted an opportunity for the fund to continue working closely with partners as they consider different approaches to long-term sustainability and growth. This includes supporting partners to understand and manage the financial and operational risks associated with portfolio expansion, as well as the opportunities and limitations of both lease-based and property ownership models. For some organisations, a blended approach may offer a route to greater long-term resilience. **Partners also highlighted the importance of ensuring that the model remains responsive to the external factors that continue to affect their financial sustainability.** Ongoing engagement with partners, regulators and local authorities may therefore help identify emerging pressures and opportunities, enabling the fund and its partners to adapt leases and ways of working where appropriate. However, partners continue to flag that external factors play a significant role in shaping the long-term sustainability of their organisations, including housing availability, future funding conditions, and the capacity, resources and relationships within local authority systems.

ATTRACTING CAPITAL

The fund has strengthened the credibility and ability of partners to secure additional funding. In one instance, involvement in the fund has directly supported a successful National Lottery funding application - for Refuge - because “we've got the partnership with Resonance, so the properties are there.”

Additionally, if partners begin to expand through both the lease-based and asset-ownership routes, partners may be in a more favourable position to leverage additional capital.

HOUSING PARTNER FORUMS

Housing partners continue to adapt their approaches in response to increasing complexity of need, pressures within housing and benefits systems, and limited move-on options. Many of these challenges are not isolated organisational issues, but reflect wider pressures across housing, welfare, and support systems (explored further in the 'Impact on Systems' section). Housing partner forums have provided valuable spaces for the partners to come together and discuss these challenges together.

Housing partner forums were described as valuable spaces for practical learning, problem-solving and sharing approaches. In particular, several partners reflected that these forums have strengthened confidence in navigating increasingly complex housing and benefits systems. As a result, partners have developed more structured approaches to referrals and support planning, and built greater internal expertise around exempt accommodation, housing benefit systems and local authority processes.

The May 2025 Housing Partner Forum focused on the proposed housing benefit review, exploring what the changes might mean for housing partners in practice and how different interpretations could affect organisations and tenants. Discussions also explored the mental models, assumptions and beliefs that underpin wider housing and women's support systems.

The June 2026 Housing Partner Forum focused on the challenges housing partners and women face when moving on from temporary accommodation into appropriate, sustainable long-term housing. Discussions explored both the practical barriers within housing systems and the potential levers that may help navigate

these challenges, including relationship-building, influencing work, policy change, funding models and the role of specialist housing provision.

The findings also suggest growing organisational confidence in housing delivery alongside increasing recognition that long-term sustainability depends partly on wider housing system conditions and access to suitable housing supply.

“For services supporting vulnerable women, forums like the Women In Safe Homes partnership provide an invaluable space to build community and share best practice.

We welcomed the opportunity to raise awareness of our tools among professionals working every day with women facing multiple disadvantages. The Better Off Calculator helps embed income maximisation at every stage of the journey: from putting immediate support in place, to ensuring the long-term affordability of housing, and ultimately building financial resilience and independence.

RICHARD JONES, POLICY IN PRACTICE

”

Housing partner attendees at the 2026 Housing Partner Forum.



SYSTEMS CHANGE

The fund continues to demonstrate the value of combining safe housing with specialist trauma-informed support.



Learning from the fund is contributing to wider conversations about domestic abuse, homelessness, criminal justice reform and women’s housing pathways.



Housing partners and fund representatives are increasingly engaging in policy discussions and systems change activity.



The fund continues to highlight the importance of long-term housing solutions and the role of dispersed accommodation in supporting recovery and independence.

Last year’s report drew on the Six Conditions of Systems Change framework (below) to explore how change operates across interconnected levels including policies, practices, resource flows, relationships, power dynamics and mental models. This continues to provide a useful lens for understanding the findings emerging through the fund this year.

Rather than viewing challenges in isolation, the framework helps show how pressures across housing, welfare, support services and public systems interact and reinforce one another.

The sections overleaf explore how these conditions are experienced through the fund, alongside examples of how housing partners and Resonance are responding to and challenging them.

CONDITIONS OF SYSTEMS CHANGE





STRUCTURAL CHANGE

Policy, Practice and Resource Flows

SYSTEM PRESSURES

Housing, welfare, health and support services continue to operate largely through separate systems, despite the reality that women experiencing domestic abuse are often navigating housing insecurity, trauma, mental ill-health, childcare responsibilities, employment barriers, benefits systems and family safety concerns at the same time. Progress in one area can easily be undermined by barriers in another.

“You’ll go to one service and they’ll say no, that’s mental health. You’ll go to mental health and they’ll say no, that’s domestic abuse.”

NACRO

This challenge is not unique to the fund. The Domestic Abuse Commissioner’s A Patchwork of Provision report⁵¹ identified significant variation in domestic abuse services across England and Wales, including inequalities by area and survivor group. More recently, the Women’s Aid Annual Audit (2024)⁵² found that 44% of domestic abuse services were delivering support that would traditionally sit with statutory agencies, including mental health provision, because women were unable to access support elsewhere.

Within the fund, these challenges are visible not only in whether services exist, but in how effectively they connect. Housing partners described women being bounced between services, repeatedly assessed against thresholds, or unable to access support because risks were viewed as belonging to another part of the system.

This places increasing pressure on domestic abuse services. **Housing partners increasingly act as a bridge between systems, helping women navigate housing pathways, welfare systems, mental health provision and wider support services. These pressures sit within a wider public system under significant financial strain.** Shelter reported that councils spent £2.84 billion on temporary accommodation in 2024/25⁵³, while the House of Commons Levelling Up, Housing and Communities Committee identified temporary accommodation as one of the most significant financial pressures facing local authorities⁵⁶.

At the same time, reductions in mental health provision and wider support services mean that domestic abuse organisations are often responding to needs that sit beyond their traditional remit. Housing partners also described increasing expectations from local authorities and wider systems without corresponding increases in resource, housing supply or staffing capacity. This includes pressures linked to supporting a wider range of survivors, navigating increasingly complex exempt accommodation and housing benefit systems, and supporting women through highly constrained move-on pathways.

Several organisations described needing to develop significant expertise in housing law, benefits systems and local authority duties in order to challenge decisions, secure appropriate entitlements and advocate for women’s access to housing. This points to a widening gap between legal entitlement and women’s practical ability to access safe housing and support.

“There is statutory law that says it should not be treated as temporary accommodation... what local authorities will try and do [is] treat our refuge as temporary accommodation.”

REFUGE

These pressures create risks not only in terms of staff overstretch and burnout, but also mission drift, as housing partners increasingly find themselves moving into areas of support that sit beyond their core expertise and mission.

Housing remains one of the most significant pressures across the fund. Difficulties securing safe and sustainable move-on accommodation were identified in last year’s report and continue to shape experiences across the fund. Women consistently described social housing as the most secure and sustainable option, yet supply remains extremely limited. England continues to lose more social homes than are being built⁵⁷, while only a small proportion of private rented properties are affordable to households reliant on housing benefit.

The freezing of Local Housing Allowance rates, rising rents and shortages within both social and private housing continue to restrict move-on options. At the same time, supported exempt accommodation creates its own tensions. Women may spend months or years rebuilding safety, confidence and independence within high-quality supported accommodation, only to face moving into housing that is less affordable, less secure or less suited to their needs once support ends.

This creates a broader paradox within the system: the more effectively accommodation supports recovery, the more difficult it can become to move on from it. Women and children need stability, routine and security to recover from abuse, yet supported accommodation remains part of a system designed around movement and throughput. As a result, women often stay longer because suitable alternatives do not exist, while demand for emergency and temporary accommodation continues to increase.

HOUSING PARTNER RESPONSES

Housing partners are adapting to these pressures in a variety of ways. Several organisations described developing stronger expertise in housing and benefits systems in order to better support women through

increasingly complex processes. Others spoke about building relationships with landlords, exploring alternative move-on routes and strengthening relationships with local authorities in order to create more realistic pathways into longer-term housing.

Partners also described beginning move-on conversations earlier, helping women understand housing options and preparing them for the realities of local housing markets. In some areas, organisations are exploring new approaches to landlord engagement and tenancy sustainment in an effort to reduce barriers to move-on.

Some housing partners are contributing directly to wider policy discussions. Cyrenians described undertaking Scottish Government-funded case study work exploring how supported housing and welfare systems can unintentionally create barriers to employment and independence for women in supported accommodation, with findings intended to inform future policy discussions around housing, benefits and support systems.

FUND RESPONSES

Alongside these partner-led responses, **Resonance has continued to engage in wider housing and policy work intended to address some of the structural barriers identified through the fund.**

A key priority over the last year has been working with partner organisations to urge the government to unfreeze Local Housing Allowance so that housing support better reflects market rents and expands access to suitable accommodation for low-income households.

During the year, Resonance collaborated with 24 organisations, including Shelter, Refuge, Big Issue and Women’s Aid, to call for the publication of a national empty homes strategy. The campaign called for measures to make it easier to bring unused buildings back into use and increase the supply of available housing.

This work aligns with broader activity being developed with Nationwide Foundation through the Resonance Community Developers Fund. The partnership aims to support community organisations to acquire and refurbish empty properties while building evidence for how these models could be scaled over time.

The fund itself also provides a practical response to these pressures. Through the provision of good-quality dispersed homes, housing partners are able to support women and children who may otherwise struggle within traditional refuge settings, including larger families, women with older children, disabled women, women with pets and women who need greater privacy or independence.

RELATIONAL CHANGE

Relationships and Power Dynamics

SYSTEM PRESSURES

Access to housing, benefits, support services and move-on opportunities is often shaped as much by relationships as by formal policy. Housing partners described significant variation between local authorities, housing teams and housing benefit departments. Similar situations could result in different outcomes depending on local relationships, interpretation of guidance or the confidence of practitioners navigating the system.

Women are therefore often reliant on organisations that understand how systems operate and how to advocate within them. Access to support can depend on relationships between housing providers, homelessness teams, social care, mental health services and local authorities, creating inconsistency across different geographical areas.

HOUSING PARTNER RESPONSES

Housing partners continue to invest significant time in developing and maintaining these relationships. Several organisations described educating housing officers and local authorities about domestic abuse, trauma and women's housing needs.

Refuge, for example, described building strong working relationships with local homelessness teams in Warwickshire to support smoother homelessness applications and move-on pathways for women and children. This includes dedicated outreach support, regular engagement with housing teams and work to strengthen local connections and access to community resources.

Across the fund, organisations also described using survivor voice, evidence and lived experience to challenge decisions, strengthen pathways and improve local responses to domestic abuse.

FUND RESPONSES

The Housing Partner Forum continues to provide an important space for organisations to share learning, compare approaches and identify common barriers. Many of the challenges experienced by partners are shared system conditions rather than isolated organisational issues.

By bringing partners together, Resonance supports collective problem-solving, learning and reflection, while also creating opportunities to identify common themes that can inform wider influencing activity.

TRANSFORMATIVE CHANGE

Mental Models

SYSTEM PRESSURES

Assumptions about risk, recovery, entitlement and housing need continue to shape how women experience public systems. Many systems remain organised around scarcity, thresholds and short-term crisis management despite the longer-term nature of recovery from abuse and trauma.

This can be seen in expectations around temporary accommodation, assumptions about what constitutes suitable housing and wider beliefs about how quickly recovery should happen. Recovery is rarely linear and often requires longer-term stability than many systems are designed to provide.

HOUSING PARTNER RESPONSES

Housing partners described ongoing work to build understanding of domestic abuse, trauma and women's housing needs amongst housing officers, local authorities and wider services. This includes challenging assumptions about what recovery looks like and advocating for housing that supports long-term safety, dignity and stability.

There are also indications of shifts in how some housing partners view their own role within the housing system. Across the fund, organisations increasingly discussed acquiring, purchasing and managing properties themselves, alongside thinking more strategically about long-term sustainability and housing provision.

FUND RESPONSES

The fund itself challenges assumptions about the quality and suitability of housing available to women experiencing domestic abuse. Discussions throughout the reporting period repeatedly reinforced the importance of women having access not simply to accommodation, but to homes that are warm, safe, comfortable and suited to their needs.

By investing in high-quality dispersed housing and supporting specialist organisations to manage and shape provision, the fund contributes to a broader shift in thinking about housing, recovery and what women need to rebuild their lives after abuse.

The findings in this report suggest that the fund is most effective where it creates stable homes while also making visible the system conditions that prevent women from moving safely through housing, support and recovery. Its wider value is therefore not only in the homes delivered, but in the learning, relationships and influence generated through the model.



Housing partners engaging in Housing Partner Forum workshop.



RECOMMENDATIONS AND AREAS FOR FURTHER EXPLORATION

1

Explore how follow-on support can be sustained beyond initial move-on

The discussions highlighted that move-on should not be understood as a simple endpoint where a woman leaves temporary accommodation and immediately becomes fully independent. Instead, sustaining a tenancy is closely connected to continued emotional, practical and relational support, particularly where women are recovering from trauma, rebuilding confidence, navigating children’s needs

or reconnecting with communities and services. This raises important questions around whether there is scope for more structured follow-on support models attached to move-on accommodation, including funding for dedicated move-on workers who can provide continuity across agencies and support women to sustain safe and stable homes over time.

2

Continue strengthening relationships and shared understanding with Local Authorities

A recurring theme throughout the report is the extent to which women’s experiences are shaped by local interpretations of housing policy and homelessness duties. Housing partners described how strong relationships with housing officers and local authorities could significantly improve outcomes for women, including smoother move-on pathways, maintaining priority banding and improving understandings of

trauma and domestic abuse. There may therefore be value in continuing to strengthen work that builds shared understanding between housing providers, local authorities and wider services around trauma-informed practice, safety and what genuinely appropriate housing looks like for women and children.

3

Continue exploring the role of social investment in increasing specialist housing provision

Housing partners consistently identified the shortage of safe, affordable and appropriate housing as one of the greatest barriers facing women and children moving on from refuge and temporary accommodation. Discussions highlighted ongoing shortages across both social housing and the private rented sector, alongside increasing affordability pressures linked to Local Housing Allowance rates

and housing costs. This suggests there may be value in continuing to explore how social investment models could support additional long-term specialist housing provision for women, including dispersed accommodation, move-on accommodation and more permanent specialist housing beyond emergency accommodation models.

4

Continue investing in peer learning and systems collaboration across housing partners

Housing Partner Forums continue to provide important spaces for organisations to share learning, compare approaches and identify shared barriers across housing, benefits and move-on systems. As the fund matures, there may be value in continuing to invest in collaborative spaces that allow housing partners

to share practical expertise, strengthen relationships and collectively navigate emerging challenges within housing and welfare systems. This includes learning around exempt accommodation, housing benefit systems, local authority relationships, move-on pathways and tenancy sustainment.

5

Explore how Resonance’s housing expertise could support partner growth and long-term sustainability

As housing partners become more established, several organisations described growing confidence around property ownership, portfolio growth and longer-term organisational sustainability. This raises interesting opportunities around how the expertise held within Resonance — including around property acquisition, leasing, finance and housing development — could

potentially support partners who are interested in purchasing, developing or managing their own housing portfolios over time. This could help strengthen long-term sustainability within the sector whilst increasing the availability of specialist housing for women and children.



APPENDIX



Investors at the fund's 2026 AGM.

THE JOINT VENTURE

The Women in Safe Homes fund unites the strengths, experiences and skills of Patron Capital and Resonance in a joint venture, with the objective of delivering both social impact and risk adjusted financial returns.



Resonance has been at the forefront of UK impact investment since its establishment in 2002. Through its FCA authorised subsidiary, Resonance Impact Investment Limited, it also has a thirteen-year track record as an experienced impact property fund manager. We create and manage award-winning impact investment property funds with three distinct impact strategies: Homelessness, Learning Disability and Housing for Women, which aim to deliver financial return and a targeted social impact.

Since 2013, our impact property funds have raised c£441m, providing over 1,400 safe, decent and affordable homes for over 4,000 people experiencing homelessness and living in inappropriate temporary accommodation across the UK. We work with over twenty housing and support provider partners to ensure tenants are supported to sustain tenancies and rebuild their lives.

Our impact property funds provide a unique and highly diversified residential property investment fund offering with portfolios around major UK cities. We have an experienced team of over 60 across the UK with offices in Manchester, London, Launceston and Bristol. Resonance is an accredited B Corp and a social enterprise.



Patron represents over €5.3 billion of capital across several funds and related coinvestments, investing in property and property related opportunities. Patron has a strong understanding of the UK housing market and an in-depth network in the sector through a successful track record in residential investment including development, owning care homes and thousands of residential homes and flats across the country.

Patron has a 26-year successful track record in building partnerships with multiple stakeholders within these investments. Patron has also invested in real estate credit which offers financial facilities to multi asset classes including housing, apartments and similar.

In addition to its significant contribution in fund setup costs and joint management of the Women in Safe Homes fund, Patron Capital's founder and managing director Keith Breslauer, as The Breslauer Family, invested £1 million into the fund. Philanthropy and impact are a core part of Patron Capital, leading to the creation of the Patron Charitable Initiatives programme in 2010. This brings together charitable work in the business with the philanthropic interests of the Breslauer family and is principally focused on the armed forces, education and foundations.

KEY IMPACT MEASURES

The following is a list of impact measures that the fund has developed alongside its housing partners. The interpretation of this data has formed the basis for reporting via the Impact in Depth section of the report.

IMPACT ON WOMEN			
	IMPACT MEASURE		1 APRIL 2025 - 31 MARCH 2026
1	Number of women housed	■	231 women
2	Number of other tenants housed broken down by adults and children	■	208 children
3	Breakdown by protected characteristics	■	Ethnicity: 54% White women (103 individuals), 26% Asian (50), 7% Black (14), 6% mixed (12), 7% Other (13). Disability: 15% Mental health related disability (34 individuals), 10% physical disability (23), 4% learning or cognitive disability (10), 11% Other (25). Sexual orientation: 94% Straight or heterosexual (180 individuals), 4% Gay or Lesbian (7), 2% Bi-sexual (4), 1% Other sexual orientation (1). Pregnancy status: 2% pregnant (5 individuals), 6% has baby less than one year old (14)
4	Breakdown by tenancy type	■	51 have had a room in a shared house/flat as provision for women leaving prison. 48 have had a room in a shared house/flat as provision for women fleeing DV, 90 have had an independent flat for fleeing DV, 48 have had a room in a shared house/flat for fleeing DV, 37 have had an independent flat as a move-on from refuge provision. 4 have had a room in a shared house/flat for fleeing trafficking, 1 had an independent flat/house for fleeing trafficking.
5	Average tenancy length to date	■	Refuge accommodation (Refuge, Safer Places, Cyrennians, SWA, Stop Domestic Abuse): Average tenancy length for all tenancies (including live tenancies): 224 days Move-on accommodation (Daizybell): Average tenancy length for all tenancies (including live tenancies): 816 days. Fleeing trafficking (Ella's): Average for all tenancies including live tenancies: 166 days. Average tenancy length for prison leavers (NACRO): 97 days

	IMPACT MEASURE		1 APRIL 2025 - 31 MARCH 2026
6	Percentage of women sustaining minimum tenancy length	■	The expected by partners tenancy length averages 14 months across partners. Some housing partners report that women are staying longer than the intended tenancy length due to a lack of available move-on options. For NACRO, 15 out of 51 tenancies did not sustain desired tenancy length due to breaching contractual conditions associated with their tenancies - this is due to the nature of the specific contracts for women leaving prison that are stipulated by the Home Office and managed by NACRO.
7	Percentage of women by needs they experience on entry. (This indicates who the WSOs serve and may also relate to intersectionality)	■ ■	Total sample size for this data is 231 women: Domestic violence: 79%. Sexual violence: 26%. Honour-based violence: 11%. Forced marriage: 1%. Stalking and harassment: 27%. Prostitution: 5%. Trafficking: 2%. Child sexual exploitation: 2%. Homelessness: 67%. Mental health: 72%. Physical health 27%. Drug or alcohol use: 30%. Involvement in CJS: 29%. Insecure immigration status: 9%.
8	Percentage of women experiencing at least one need (target is 100%)	■	100%
9	Percentage of women experiencing two needs or more	■	100%
10	Percentage of women perceived homes as good quality (target is 100%)	■ ■	128 responses. 68 Strongly Agree, 53 Agree, 4 Disagree, 0 Strongly Disagree, 3 Not sure
11	Percentage of women perceived homes as safe (target is 100%)	■ ■	128 responses. 85 Strongly Agree, 35 Agree, 3 Disagree, 3 Strongly Disagree, 2 Not sure
12	Percentage of women perceived homes as appropriate (target is 100%)	■ ■	128 responses. 71 Strongly Agree, 48 Agree, 4 Disagree, 1 Strongly Disagree, 4 Not sure
13	Percentage of properties meeting "core" and "bespoke" quality standards (target is 100%)	■ ■	100%
14	Percentage of tenants reporting positively on at least one wellbeing/life outcome	■	138 responses. 90%

IMPACT MEASURES KEY

- Recognising women's oppression
- Aligned investment
- Appropriate scaling
- Empowerment
- Inspiration



IMPACT ON PARTNERS

IMPACT MEASURE		1 APRIL 2025 - 31 MARCH 2026	
15	Number and percentage of women who move-on positively		Out of 231 women for which data is available, during the past reporting year 109 were in ongoing tenancy and 122 have moved on. Out of 122 women who present data for move-on: Temporary council accommodation 26, Permanent council accommodation 13, New private rented accommodation 15, Social landlord/housing association 5, Supported charity accommodation 11, Moved in with family or friends 11, No fixed accommodation 1, Returned to living with perpetrator 3, Returned to previous private owned accommodation 3, Moved to other CAS-2 or CAS-3 accommodation 10, Unknown 8, Breached leaving service 15, Other 1 (unspecified)
16	Percentage of Black and minority ethnic-led organisations		8 responses, no BAME-led organisations, although one organisation didn't answer this question
17	Percentage of women-led organisations (target is 50%)		8 responses, 7 women-led organisations
18	Percentage of disability-led organisations		8 responses, no disability led organisations, although one organisation didn't answer this question
19	Percentage of LGBTQ+-led organisations		9 responses, no LGBT led organisations, although one organisation didn't answer this question
20	Number of housing partners		9
21	Percentage of WSOs perceive investment as improving its financial sustainability / resilience		Survey with housing partners shows an average 4.25 out of 5 score for this question. 75% of housing partners gave a score of 4 or 5 for this question.
22	Percentage of WSOs that have diversified their source of revenue		Several housing partners report that being a part of the fund is enabling them to diversify income streams. For one housing partner, the experience with the fund's home has made them appear more experienced and less risky for other social investment funds. Another two housing partners report that they have been able to access additional grant funding due, in part, to having the fund's properties.

IMPACT MEASURE		1 APRIL 2025 - 31 MARCH 2026	
23	Financial position and capacity of WSOs to manage housing and to meet need - financial and management evidence as well as WSOs perception		Organisational growth is evident for several housing partners. For example, Ella's and Daizybell have both significantly expanded their staff teams and Sheffield Women's Aid has recruited additional support staff. Housing partners report that the experience with the fund in property acquisition and management has given them confidence to look into buying their own properties.
24	Percentage of WSOs reporting that the properties provided by the fund meet the range of women's housing needs		8 responses. The average score that housing partners assign to how well the homes match the needs of women is 4.75 out of 5
25	Extent to which the housing portfolio (by WSOs) meets the range of women's housing needs		Housing partners consistently praise the dispersed model of housing provision for enabling them to meet a broad range of needs. The model also supports housing partners to meet children's needs, e.g. neurodiverse children.
26	Percentage of WSOs reporting being satisfied with the partnership with the fund and the fund bringing them added value (target is 100%)		9 responses, 4.75 out of 5
27	Perceptions of strength of partnership between the fund and WSOs and value added		10 responses, 4.75 out of 5
28	Percentage of WSOs that report developing new capabilities since partnering with the fund		3 housing partners mentioned developing new capabilities in interview. Examples include: new confidence and knowledge in property acquisition, refurb and management; new knowledge and confidence around policies and procedures; learning new procedures to become social landlord.

IMPACT MEASURES KEY

 Recognising women's oppression  Aligned investment  Appropriate scaling
 Empowerment  Inspiration



IMPACT ON SYSTEMS

	IMPACT MEASURE	1 APRIL 2025 - 31 MARCH 2026
29	Value for money and/or cost savings of the model	Housing partners report that the business model of the fund is working well for them financially, however, it is a qualitative assessment and they have not undertaken specific reviews to quantify this at this stage.
30	Campaign objectives and progress against these, including content created and shared with other WSOs, investors and policy makers	Alongside the delivery of the fund itself, Resonance has also engaged in wider housing and policy work intended to address some of these systemic barriers. During the year, Resonance collaborated with 24 organisations, including Shelter, Refuge, Big Issue and Women's Aid, to send a joint letter to Housing Minister Matthew Pennycook calling for the publication of a national empty homes strategy. The campaign secured media coverage including through the BBC and The Independent. The letter called for measures to make it easier to bring unused buildings back into use, helping to increase housing supply and create more opportunities for organisations such as Resonance to deliver additional homes for women experiencing domestic abuse, homelessness and other forms of vulnerability. This work also aligns with broader activity being developed with Nationwide Foundation around bringing long-term empty homes back into use as genuinely affordable housing through the Resonance Community Developers Fund. The partnership aims to support community organisations to acquire and refurbish empty properties, while also building evidence for how these models could be scaled over time. Early ambitions include bringing 30-40 empty homes back into use and developing a replicable model for future investment into empty homes and community-led housing approaches. These activities represent a positive example of how the fund and its wider ecosystem can contribute not only to the provision of individual homes, but also to broader conversations about housing supply and access. Looking ahead, there may be further opportunities for Resonance and partners to explore how social investment models such as Women in Safe Homes fund could be replicated, expanded, or adapted to support longer-term move-on accommodation, which remains a significant gap across many local areas. There may also be opportunities to explore how some of these emerging housing and empty homes models could be more intentionally targeted towards women and children experiencing domestic abuse, homelessness, or multiple disadvantage.

31

Number of WSOs that engaged with catalytic grant and became partners in the fund



No longer applicable. The grant programme was operational during the fund development stage and early years of the fund. It has since completed and ended

32

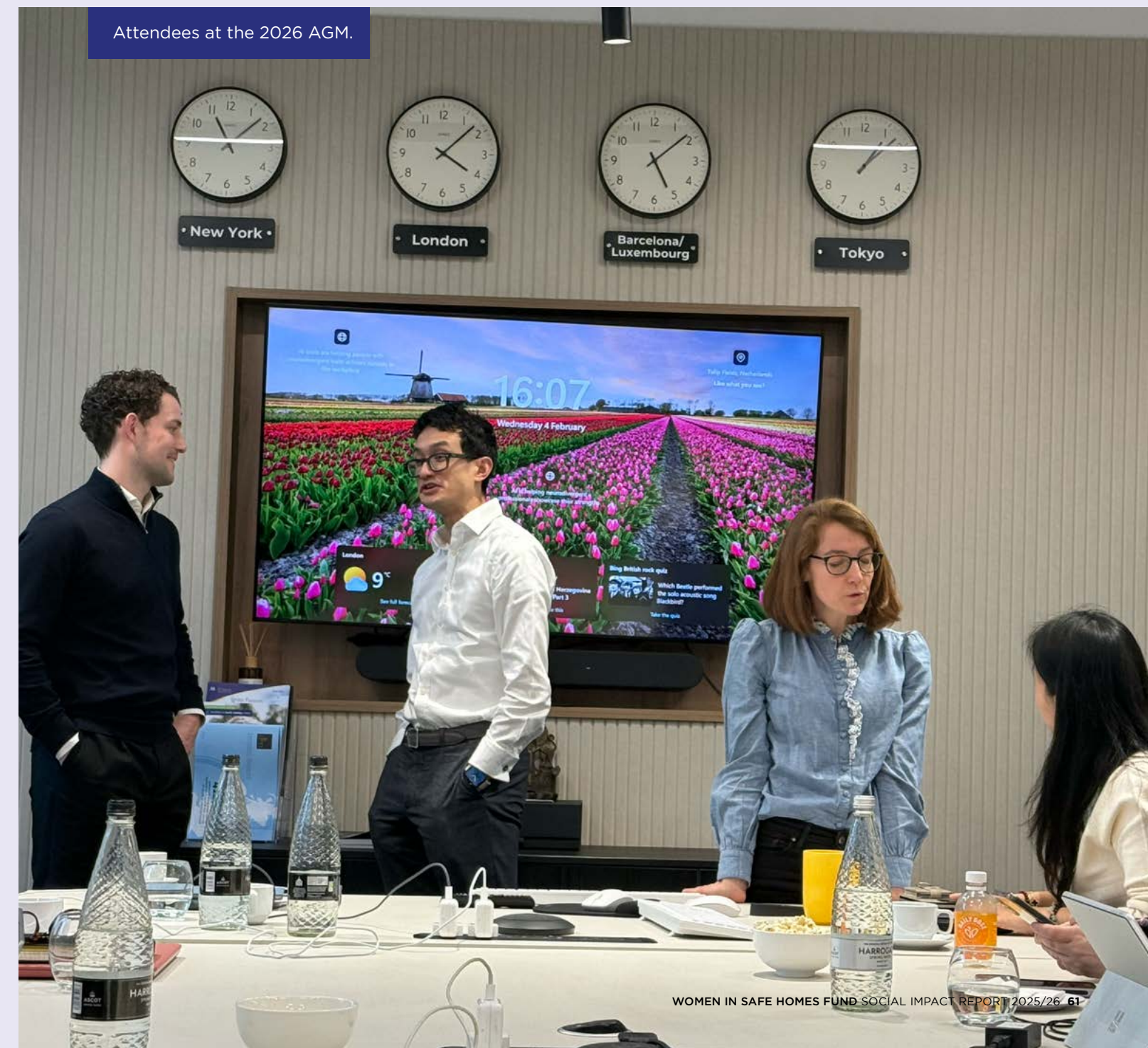
Analysis on how the property fund interacts with the grant funding programme



No longer applicable. The grant programme was operational during the fund development stage and early years of the fund. It has since completed and ended

IMPACT MEASURES KEY

■ Recognising women's oppression ■ Aligned investment ■ Appropriate scaling
■ Empowerment ■ Inspiration



ENDNOTES

- 1 **The outcomes data in this report was collected through a survey, completed by 128 women. This accounts for 55% of the fund's total tenant base for the year. Additional outcomes data was provided by housing partner practitioners (based on their own data collection methods), accounting for 130 tenants, 56% of the fund's total tenant base for the year. A full cohort response rate is not expected or desirable, as housing partners only report on relevant measures for each woman, and some women had not been living in the homes long enough to report on outcomes data.**
- 2 & 3 **ONS: Domestic abuse in England and Wales overview: November 2025**
<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/domesticabuseinenglandandwalesoverview/november2025>
- 4 **ONS: Domestic abuse victim characteristics, England and Wales: year ending March 2025**
<https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/articles/domesticabusevictimcharacteristicsenglandandwales/yearendingmarch2025>
- 5 **Shelter: Women are some of the biggest losers in England's broken housing system**
https://england.shelter.org.uk/media/press_release/women_are_some_of_the_biggest_losers_in_englands_broken_housing_system#:~:text=Domestic%20abuse%20is%20the%20third,could%20be%20removed%20from%20them
- 6 **Solace Women's Aid: Safe housing for survivors**
<https://www.solacewomensaid.org/policy-campaigns/safe-housing-survivors/#:~:text=Women%20living%20with%20abuse%20are,access%20safe%20and%20affordable%20housing>
- 7 **National Police Chiefs' Council: Improvements in recognition of suicide-domestic abuse link**
<https://news.npcc.police.uk/releases/growing-awareness-of-suicides-following-domestic-abuse-leads-to-rise-in-recorded-deaths>
- 8 **Safe Lives: When the system doesn't see the signs: the link between domestic abuse and suicide**
<https://safelives.org.uk/news-views/domestic-abuse-and-suicide-figures/>
- 9 **Women's Aid: The impact of domestic abuse**
<https://www.womensaid.org.uk/information-support/what-is-domestic-abuse/the-impact-of-domesticabuse/>
- 10 **GOV.UK: Statutory homelessness in England: October to December 2025**
<https://www.gov.uk/government/statistics/statutory-homelessness-in-england-october-to-december-2025/statutory-homelessness-in-england-october-to-december-2025>
- 11 **Single Homeless Project: Women's homelessness**
<https://www.shp.org.uk/homelessness-explained/womens-homelessness-the-stats/>
- 12 **Petrus: Women are being disproportionately affected by the UK's housing emergency**
<https://www.petrus.org.uk/womens-services/>
- 13, 14 & 15 **Women's Aid: Annual Audit 2026**
<https://womensaid.org.uk/the-annual-audit-2026/>
- 16 **Single Homeless Project: Women sleeping rough still missing from official homelessness figures**
<https://www.shp.org.uk/women-sleeping-rough-still-missing-from-official-homelessness-figures-despite-years-of-evidence/>

- 17 **Women's Aid: Annual Audit 2026**
<https://womensaid.org.uk/the-annual-audit-2026/>
- 18 **Prison Reform Trust: Women in Prison**
<https://prisonreformtrust.org.uk/project/women-the-criminal-justice-system/>
- 19 & 20 **Women in Prison Key Facts**
<https://www.womeninprison.org.uk/key-facts/>
- 21 **UK Parliament: Housing Conditions in Temporary Accommodation**
<https://publications.parliament.uk/pa/cm5901/cmselect/cmcomloc/1831/report.html>
- 22 **Foundations: Researching effective approaches for children**
<https://foundations.org.uk/wp-content/uploads/2024/05/researching-effective-approaches-for-childrenfoundations-reach-plan.pdf>
- 23 **SafeLives - Quarterly Datasets**
<https://safelives.org.uk/research-policy-library/marac-quarterly-datasets-2023/>
- 24 **Domestic Abuse Commissioner: Victims in their own right?**
https://www.domesticabusecommissioner.uk/wp-content/uploads/2025/04/dac_bryp_executive-summary_FINAL-WEB-3.pdf
- 25 **Domestic Abuse Commissioner: Thousands of children facing domestic abuse alone as support services risk financial collapse**
<https://domesticabusecommissioner.uk/thousands-of-children-facing-domestic-abuse-alone-as-supportservices-risk-financial-collapse/>
- 26 **This correlates with research that shows that 57% of women in prison have experienced domestic abuse and for many this is a driver of their offending (UK Parliament, 2024).**
- 27 **Prison Reform Trust (2020) Safe Homes for Women Leaving Prison**
- 28 **Census 2021**
- 29 **Based on responses from 192 women, accounting for 83% of the fund's total adult tenants.**
- 30 **2025-26 data from partner survey. On a scale of 1 – 5, to what extent do the properties provided by the fund meet the range of women's housing needs? 4.75/5, 8 responses.**
- 31 **Based on a tenant questionnaire completed by women at the end of their tenancies or after one year of support (whichever is sooner). Data were collected from 128 of the 231 women, reflecting a 55% response rate. This response rate is expected due to some tenants not wanting to take part, others that left the service early and therefore could not be surveyed, and others that are not yet at the end of their tenancy (or one year into support). Response rates varied from 0% to 86% across housing providers.**
- 32 **Data includes tenancies across the domestic abuse and criminal justice cohorts (although there is a lower response rate for the latter due to challenges in completing tenancies, explored in the Move-On section).**
- 33 **These outcomes are reported by practitioners. Percentages include 'somewhat improved' and 'significantly improved'.**
- 34 **Kelly, L. (2003). The wrong debate: Reflections on why force is not the key issue with respect to trafficking in women for sexual exploitation. Feminist Review, 73, 139-144**
- 35 **In particular, reforms to the Home Detention Curfew (HDC) scheme have recently extended the maximum curfew period to one year, allowing eligible women to spend a longer portion of their sentence in stable accommodation within the community.**
- 36 **It is important to note that employment related outcomes will not have been the goal for all tenants in the sample and that employment outcomes take time to achieve.**

- 37 The benefits trap creates a powerful barrier to work because people can end up significantly worse off financially the moment they take on paid employment. Having a job - often part-time or low-paid at first - means the women risk losing the benefits that make their home affordable.
- 38 **GOV.UK: Universal Childcare Costs**
<https://www.gov.uk/guidance/universal-credit-childcare-costs>
- 39 **GOV.UK Statutory homelessness in England: Oct - Dec 2025**
<https://www.gov.uk/government/statistics/statutory-homelessness-in-england-october-to-december-2025/statutory-homelessness-in-england-october-to-december-2025>
- 40 **Crisis: Nearly 4,000 social homes lost last year. Note the supply figures are only counting new builds (rather than new social homes to the sector)**
<https://www.crisis.org.uk/about-us/crisis-media-centre/nearly-4-000-social-homes-lost-last-year-as-more-people-are-pushed-into-homelessness/>
- 41 <https://www.crisis.org.uk/about-us/crisis-media-centre/fewer-than-three-in-every-100-privately-rented-properties-listed-in-england-are-affordable-for-people-on-housing-benefit-crisis-reveals/>
- 42 **Crisis: Local housing allowance rate freeze**
https://www.crisis.org.uk/ending-homelessness/key-homelessness-policy-areas/benefits-and-employment/housing-benefit/lha-rates-freeze/?utm_source=chatgpt.com
- 43 **GOV.UK: Universal Credit**
<https://www.gov.uk/universal-credit/how-your-wages-affect-your-payments>
- 44 **GOV.UK: Universal Credit**
<https://www.gov.uk/guidance/universal-credit-childcare-costs>
- 45 **Citizens Advice Scotland: Council Tax Reduction - income when the working-age rules are used**
<https://www.citizensadvice.org.uk/scotland/benefits/help-if-on-a-low-income/help-with-your-council-tax-council-tax-reduction-s/applying-for-council-tax-reduction-s/council-tax-reduction-income-when-the-working-age-rules-are-used/>
- 46 **Breaching conditions may include not attending a probation meeting, living elsewhere briefly, travelling without permission, using drugs and alcohol.**
- 47 **Breached leaving service data in previous two years: 38% in 2024-25, 48% in 2023 - 24.**
- 48 **GOV.UK: Home detention curfew**
<https://www.gov.uk/government/publications/home-detention-curfew>
- 49 **CAS-2 and CAS-3 are intermediate housing options managed by NACRO. Community Accommodation Service (CAS-2) provides housing for people who do not have a suitable address for the term of their licence or Bail Order. The Community Accommodation Service Tier 3 (CAS-3) programme provides up to 84 nights of accommodation for people leaving prisons or Approved Premises who would otherwise be at risk of homelessness.**
- 50 **The reasons for this include: women not having custody of their children, the negative impacts of moving location for children; ongoing child contact with the perpetrator through which they continue to manipulate the mother/child relationship; and the time it may take for the mother to rebuild her parenting confidence in the aftermath of abuse and trauma.**
- 51 **Domestic Abuse Commissioner: A Patchwork of Provision**
https://domesticabusecommissioner.uk/wp-content/uploads/2022/11/DAC_Mapping-Abuse-Survivors_Summary-Report_Nov-2022_FA.pdf
- 52 **Women's Aid: Annual Audit 2024**
<https://womensaid.org.uk/annual-audit-2024/>
- 53 **Shelter: Bill for homeless accommodation soars by 25%**
https://england.shelter.org.uk/media/press_release/bill_for_homeless_accommodation_soars_by_25_hitting_28_bn





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