


GMPF - EXECUTIVE DECISION NOTICE

SUBJECT MATTER:	INVESTMENT INTO A UK BALANCED FUND
DECISION:	DETERMINED that as part of the 2-5% allocation to UK Indirect Property Funds allocation approved by Panel in March 2021, to approve an increased commitment of £35m to an existing UK balanced fund.
DECISION TAKER(S):	Sandra Stewart
DESIGNATION OF DECISION TAKER (S):	Director of Pensions
DATE OF DECISION:	13 September 2021
REASON FOR DECISION:	<p>An allocation of 2-5% of Fund assets to be invested in UK Property Funds was ratified by Panel in March 2021.</p> <p>GMPF has an existing investment in the fund, which is considered to comprise of a strong and defensive portfolio which has provided long term resilient performance in line with the strategic benchmark and aspirations for the portfolio and allocation.</p> <p>Past performance of the fund has been in line with the benchmark for the previous 3 -10 years.</p> <p>An opportunity currently exists to acquire £35 million of units from a number of redeeming investors. A discount to the August 2021 NAV has been agreed.</p> <p>The core attraction for this acquisition is to gain additional exposure to a preferred UK fund of which the internal team has conducted significant due diligence and rate both the management/governance structure and the portfolio.</p> <p>A highly attractive fee agreement has been negotiated with the manager due to the size of total investment in the fund which will positively contribute towards net performance.</p>
ALTERNATIVE OPTIONS REJECTED (if any):	GMPF's in-house property team appraises investment opportunities against a deep opportunity set, and screens opportunities on a regular basis, through market research, approaches from managers as well as peer recommendations. The property team has researched UK real estate markets and has met various managers, who have differing strategies and geographic focus.
CONSULTEES:	GMPF's in-house property team has a deep relationship with the existing manager.
FINANCIAL IMPLICATIONS:	The commitment will be made from GMPF's allocation to UK Indirect Property Funds. All allocations will continue to be within agreed thresholds.
LEGAL IMPLICATIONS:	GMPF internal legal team has reviewed the transfer and fund documentation and is in agreement to it.
CONFLICT OF INTEREST:	None

DISPENSATION GRANTED BY STANDARDS COMMITTEE ATTACHED:	N/A
ACCESS TO INFORMATION:	Not for Publication: This report contains exempt information relating to paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended). On balance, under paragraph 10 of Part 2 of Schedule 12A, it would not be in the public interest to disclose this information to the public because disclosure would, or would likely to, prejudice the commercial interests of the Fund and/or its agents which, in turn, could impact upon the interest of the local taxpayer and/or the beneficiaries of the Fund.
REFERENCE DOCUMENTS:	<p>Appendix 1- Investment Score Rating</p> <p>Appendix 2 – Property Portfolio Effect</p> <p>Further background papers relating to this report can be inspected by contacting: Kevin Etchells, Senior Investment Manager</p> <p> Telephone: 0161 301 7164</p> <p> E-mail: kevin.etchells@tameside.gov.uk</p>



Signed Dated: 13 September 2021
Sandra Stewart, Director of Pensions