



# Performance Update

For the period covering  
1 January 2019 to 31 March 2019

Great homes. Great communities. Great people.

great  
places  
HOUSING GROUP

**This update covers performance for the period ending 31 March 2019.**

Our Performance Updates are aimed at ensuring our investors and other stakeholders receive regular, timely information regarding the performance of the Group. We will publish these reports on a quarterly basis and will produce them within six weeks of the relevant quarter end.

These results are published in advance of the Statutory Accounts for the year ended 31 March 2019 which will be issued following the AGM in September. The information included is based on unaudited management accounts which remain subject to any adjustments that result from the external audit process.

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# Financial performance

The management accounts of Great Places Housing Group (“the Group”) show surplus for the year of £13.2m, in line with the projection of £13.1m for the full year. Turnover was £109m and operating surplus £36.6m. Non operational movements in the fair value movements on hedges (£1.6m), and a change in accounting for the Social Housing Pension Scheme (£9.8m) resulted in a draft comprehensive income figure of £2.6m.

Drawn debt (excluding bond premium and including finance leases) as at 31 March 2019 was £535.7m (Q3: £535.9m), a small decrease of £0.2m due to scheduled loan repayments.

Mark to Market exposure on the Group’s free standing derivatives was £44.9m, up from £43.6m at 31 March 2018 due mainly to reductions in 15-25 year swap rates. There was £19.3m cash collateral posted to meet counterparties’ security requirements, up from £18.4m at 31 March 2018.

Liquidity is strong with closing cash balances (excluding cash held on behalf of leaseholders) of £59.5m. Undrawn facilities immediately available are £118.0m of which £113.7m is fully secured. This does not include our £70m retained bond. Our internal financial “Golden Rules” around interest cover, gearing, operating surplus and operating cash flows funding our investment works were all met at the end of the year.

# Operational performance

Our performance management centres around our Critical Success Factors (CSFs) designed to focus us on the delivery of our new Corporate Plan, and particularly our vision of Great Homes, Great Communities and Great People.

We had twelve CSFs for 2018/19, all of which were linked directly to Great Homes, Great Communities or Great People, as well as the three-year targets and ten-year ambitions within our Corporate Plan to give immediate oversight on progress against our vision and key objectives.

We hit eleven of the twelve CSFs and achieved the stretch target for five. The one missed was our colleague sickness target, which has improved for six consecutive months and is better than the 2017/18 result.



# Corporate news

## Equity Housing

Great Places Housing Group is pleased to announce that it has been chosen by the board of management at Equity Housing Group Limited as its preferred partner to form a long term legal partnership. Further information as to the legal format and timing of completion of the partnership will be provided in due course.

## Housing First

Mayor of Greater Manchester Andy Burnham revealed in February 2019 that Great Places Housing Group is the Accountable Body commissioned to deliver the Greater Manchester Housing First programme across the region over the next three years. The programme is backed by £28 million of government funding across three regions: West Midlands, Liverpool and Greater Manchester. The Greater Manchester Housing First scheme will look to support over 400 rough sleepers, and those at risk of rough sleeping and experiencing complex disadvantages, to help them to end their homelessness and sustain their tenancies. The scheme is endorsed by the Greater Manchester Housing Providers group and initially comprises a consortium of eight partners.

## Plumlife and Cube Homes win First Time Buyer Reader Award

The flagship development at Arkwright Place in Gorton, Manchester fought off stiff competition to win the Best Large Development category at this year's prestigious First Time Buyers Readers Awards in London. The award recognised the success of the mixed-tenure development of 131 homes close to Manchester city centre in creating an affordable, desirable and inspirational environment alongside additional facilities to benefit the local community and surrounding neighbourhoods. Cube Homes was established in 2007 as a private sector arm of Great Places to carry out profitable activity (such as market sales) that support the Group's charitable activities.

## Report a Repair: digital update

We have improved our digital offering to customers, to enable repairs to be reported online much more easily than previously. Repairs can now be reported by either customers or their friends and family, offering a quick and convenient way to report repairs.



# Feedback

**We welcome feedback on our performance update.**

**Please contact Kal Kay, Director of Finance on 0161 447 5029  
or at [kal.kay@greatplaces.org.uk](mailto:kal.kay@greatplaces.org.uk).**

*The information included within this report is for information purposes only. The financial results quoted are unaudited. The report may contain forward-looking statements and actual outcomes may differ materially. No statement in the report is intended to be a profit estimate or forecast. We do not undertake to revise such statements if our expectations change in response to events. This report does not constitute legal, tax, accounting or investment advice.*