



Notting Hill Genesis Trading Update for the period ended 30th September 2018

The following trading update compares Notting Hill Genesis (NHG) consolidated unaudited position for the six months ended 30th September 2018 (Q2 2018) to the unaudited prior year equivalent position being the six months ended 30th September 2017 (Q2 2017).

The unaudited Q2 2017 position is based on the combined legacy Notting Hill Housing Group and Genesis Housing Association six months management accounts adjusted to align accounting policies.

Statement of Comprehensive Income	Q2 2018 (£m)	Q2 2017 (£m)	Change
Turnover	306.2	307.1	(0.9)
Cost of sales	(30.4)	(33.2)	2.8
Operating costs	(197.3)	(185.8)	(11.5)
Surplus on disposal of fixed assets	24.8	28.5	(3.7)
Investment property revaluation	-	-	-
Gains/losses from joint ventures	-	-	-
Operating profit	103.3	116.6	(13.3)
Net interest payable	(52.3)	(51.0)	(1.3)
Gains in respect of financial derivatives	5.2	10.1	(4.9)
Surplus for the period	56.2	75.7	(19.5)

Statement of Financial Position	Q2 2018 (£m)	Q2 2017 (£m)	Change
Housing properties	7,345.2	6,979.7	365.5
Other tangible assets	64.6	63.9	0.7
Investments	71.5	55.3	16.2
Net current assets	505.2	443.9	61.3
Total assets less current liabilities	7,986.5	7,542.8	443.7
Loans due in more than one year	3,183.8	2,977.8	206.0
Unamortised grant liability	1,204.6	1,047.6	157.0
Other long term liabilities	368.6	376.4	(7.8)
Capital and reserves	3,229.5	3,141.0	88.5
Total funding	7,986.5	7,542.8	443.7

Other information	Q2 2018	Q2 2017	Change
Capitalised interest	£17.1m	£19.0m	£1.9m
Housing depreciation	£25.7m	£25.6m	(£0.1m)
Other depreciation	£7.6m	£7.2m	(£0.4m)

Group debt was £3,253m (as at 31 March 2018: £3,268m) and undrawn facilities at the end of September 2018 is £983m (as at 31 March 2018: £894m)

We have completed 230 properties since 1 April. An additional 138 units have been delivered via stock transfers or the purchase and repair programme. Our overall programme is 11,800 units of which 65% are designated as affordable tenures.



Budget

The Board set a budgeted surplus of £43.9m for the first six months of operation of Notting Hill Genesis. The budget for the first full year of operation to 31st March 2019 is £97.5m. The budget includes no allowance for mark to market movements in financial derivatives or for movements in the value of investment properties. Investment properties have not been revalued at 30 September 2018