



Peabody Investor update

2022-23

November 2023



Meet your host and presenters



Ian McDermott
Chief Executive (Host)



Eamonn Hughes
Chief Financial Officer



Anthony Marriott
Director of Treasury & Corporate
Finance



Elly Hout
Chief Operating Officer



Richard Ellis
Director of Sustainability



What we'll be covering

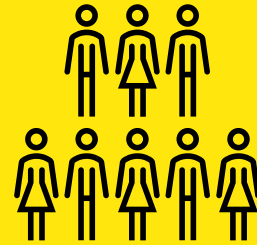
today

Ian McDermott
Chief Executive (Host)

New Peabody
Our financial performance
Operating environment
Sustainable bond
Our homes
Putting customers first
Sustainable Peabody

New Peabody

We want to help people flourish by providing great homes and services and making a positive impact in communities. We also create an inspiring, inclusive place to work.



All about people

Around 220,000 residents
Over 17,000 Care and support customers



Sustainable Peabody

Over 107,000 homes across
London and the home counties



Getting the basics right

Investing in our existing homes
and services

Our performance 2022-23

- £127 average weekly rent.
- £621m rent subsidy to market.
- £356m maintaining and improving residents' homes.
- £66m on building safety.
- £10m discretionary spend in Peabody Community Foundation.
- £1.1m grants awarded to grassroots community organisations.
- 2,399 new homes completed.
- 1,874 new homes for social rent and shared ownership.



Our operating environment

- Significant economic challenges for the country.
- Increased scrutiny and political challenges.
- Regulatory changes.
- Managing the impact of the rent cap.
- Improving services.
- Sustainability and net zero.
- New social homes.

Ongoing engagement and dialogue with the regulator, ombudsman and government.



Care and support

- Over 17,000 customers.
- Attentive and tailored care in specialist homes.
- Working with 40 councils and NHS trusts.
- Peabody colleagues are paid the real living wage.



Our financial

performance

Eamonn Hughes
Chief Financial Officer

Our financial performance

Resilience & governance:

£1bn turnover

£257m operating surplus
before change in investment
property valuation

Credit rating A- Standard and Poor's,
A3 Moody's

G1, V2 governance rating



Total Group assets

£12.7bn



Improving homes

£179m



Building safety

£66m
£225m over 5 years



Total spend on
existing homes

£356m (inc. £177m routine
maintenance)



Investment in
new homes

£567m



Shared ownership
and sales

£300m reinvested

Sustainable

bond

Anthony Marriott

Director of Treasury & Corporate Finance

Sustainable bond

- Sustainable bond allocation – impact
- £350 million sustainable bond funds allocated in line with strategic objectives and the sustainable finance framework
- Providing new affordable homes for those who need them the most
- Improving the energy efficiency of homes
- Reducing carbon emissions
- Investing in communities

Sustainable bond impact report *2023*



Leadership Team

update

Ian McDermott
Chief Executive (Host)

Our homes by

geography

Elly Hoult
Chief Operating Officer

North Counties

20,388

North West London

26,507

South Counties

13,376

South London

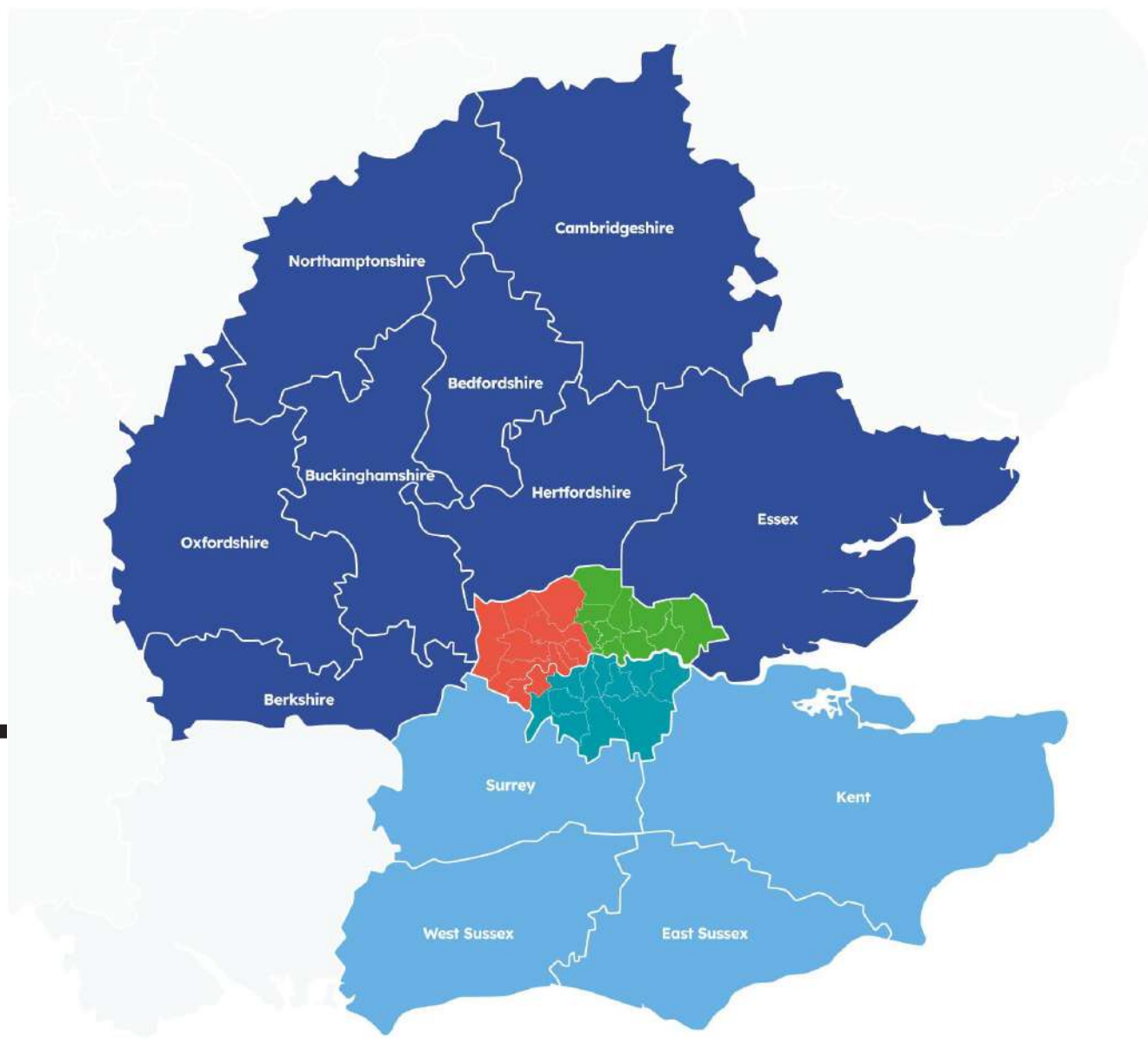
23,468

North East London

23,710

Total

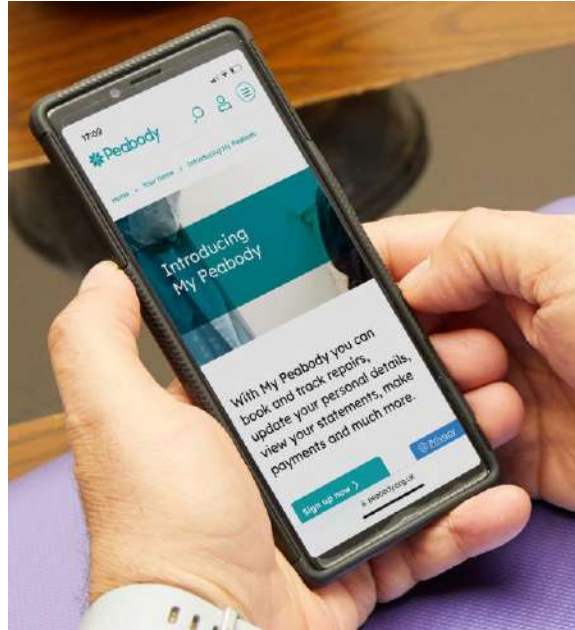
107,449



Our transformation

- Fixing the Basics.
- Embedding Local Peabody.
- Building a resident-first culture.
- ED&I and Academy.
- Data & Digital.

We want to continuously improve resident satisfaction.



Equality, diversity & inclusion

- Our diversity networks for ability, family, gender, LGBTQ+, and race equality play a vital role in creating an inclusive workplace.
- G15 Accelerate and Black on Board support the development of our ethnic minority colleagues.
- Our Group EDI Strategy will bring momentum to our existing work and help identify new opportunities.





Building a sustainable

Peabody

Richard Ellis

Director of Sustainability

Building a sustainable Peabody

- Our new Environmental Sustainability Strategy 2023–2026 published this year.
- Net zero in our day-to-day business by 2030 and net zero across all rented homes by 2050.
- RITTERWALD awarded Certified Sustainable Housing label twice and on our way to achieve the label for the third time.
- New sustainability team with a partnering approach.



Where we are today

- 73.39 average rented homes SAP rating.
- 78% of rented homes rated EPC C or above.
- EPC B New homes EPC rating.
- 82% of homes to be EPC C or above by 2026.
- £27.3m secured in grant funding to improve existing homes.
- £10m of savings for customers by procuring our energy contracts early.
- £1.3m Investment in refurbishing play spaces.
- 546 residents supported to reduce their energy use through our Home Energy Advice Service.



What we're doing

- Greener homes programme - improving older homes and making them fit for the future.
- New Homes Sustainability Framework to identify key areas for investment.
- 21 on-street electric vehicle (EV) charging points have been installed across our London estates and we are aiming to install 50 charging points by the end of 2024.
- All our fleet across London and the Home Counties to be converted to electric vehicles by 2030.



Improving biodiversity

As a Group, we have:

- 1,200 hectares of open space.
- 101,000 trees.
- Five hectares of grazing marsh, canals, lakes, woodlands.
- 14 sites of nature conservation interest.
- New biodiversity action plan in 2024.
- 10 percent biodiversity net gain for all new projects submitted for planning from January 2024 onwards.





Thank you for

listening

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