

LiveWest Trading Update for the year ended 31 March 2019

LiveWest issues its unaudited group trading update for the year ending 31 March 2019. All comparatives are to LiveWest's audited group Financial Statements for the year ended 31 March 2018.

Financial and Operating Performance

Operating surplus for the year to March 2019 is £81m, against £69m for the year to March 2018.

Surplus on Disposal of Properties includes sale of homes outside our core operating area. Housing Properties (net of depreciation) have increased to £1,954m from £1,856m. Net debt has increased to £789m from £713m.

Statement of Comprehensive Income		
	Year to Mar 2019	Year to Mar 2018
	£m	£m
Turnover	233	231
Operating Costs	(167)	(169)
Change in the value of investment properties	1	-
Surplus on Disposal of Properties	14	7
Operating Surplus	81	69
Net Interest Payable	(24)	(27)
Movement in Fair Value of Financial Instruments	(1)	2
Surplus for the year	56	44

Financial Indicators		
	Mar 2019	Mar 2018
Operating Margin on Social Housing Lettings	32%	35%
Operating Margin on Shared Ownership Sales	22%	20%
Operating Margin on Open Market Sales	15%	19%

Operating Margin on Social Housing Lettings has fallen during the year due to an increase in planned maintenance expenditure, along with absorption of a third year of imposed rent cuts.

Operating Margin on Open Market Sales has fallen during the year due to one poor performing scheme which has now been completed.

Customer satisfaction rose from 88.7% to 90.5% in the period. Void losses for our general needs and sheltered stock were 0.50% (March 2018: 0.51%). Rent arrears were 1.83% (March 2018: 1.90%).

Liquidity

LiveWest has liquidity of £300m, consisting of available undrawn facilities of £296m, and available cash of £4m.

Development

We completed 900 affordable units in the year (812 for the year to March 2018). We have a contracted pipeline of 1,835 homes (March 2018: 1,518).

Sales of open market and shared ownership homes totalled 399 units for the year (422 for the year to March 2018). We had 125 shared ownership stock units (March 2018: 111) and 2 open market stock units (March 2018: 28).

Board and Executive Team Changes

There were no changes to the Board and Executive Team in the period.

LiveWest Credit Rating

LiveWest and LiveWest Capital plc are rated A2 (stable) by Moody's.

END

For more information, please contact:

Andrew Hart, Director of Corporate Finance

01392 814444

<https://www.livewest.co.uk/about-us/investor-relations/>

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