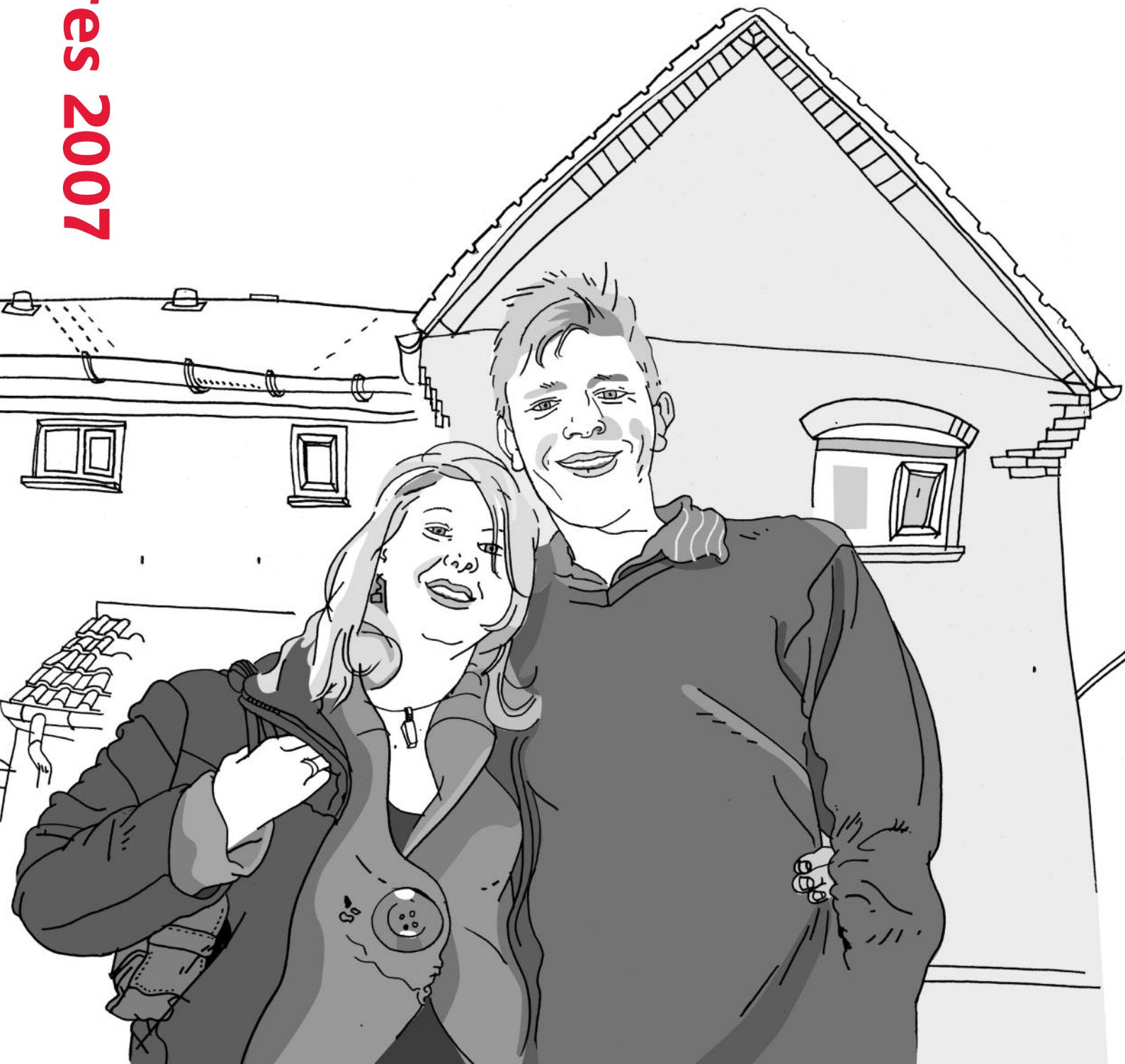


Circle
Anglia

Facts and figures 2007



Front cover:

Dental nurse, Laura Pushman and trainee quantity surveyor, Adam Barton moved into their first home this February at Cross Green thanks to the option of buying a home through shared ownership. This has allowed the couple to buy a 50% share in their home and pay affordable rent on the remainder.

Over the last year Circle Anglia has enjoyed a successful year of growth, improved services, partnership working and increased resident involvement. This gives you a flavour of what has been achieved.

Circle Anglia is made up of six partner organisations: Circle 33 Housing Trust, Wherry Housing Association, South Anglia Housing, Old Ford Housing Association, EPIC Trust (the group's care and support arm) and Commercial Services Circle Anglia.

Four new partners – Roddons Housing Association, Mole Valley Housing Association, Russet Homes and Invicta Telecare – will be joining the group in late 2007.

Circle Anglia will manage nearly 46,000 homes, when these partners join the group.

Circle Anglia plans to provide 2,000 new affordable homes a year and is on course to meet this target. In addition to this, Circle Anglia is developing new homes with other registered social landlords.

More than 5,300 people receive care and support from our care and support partner, EPIC Trust, including people with learning disabilities or mental ill health, elders, families and young people.

Circle Anglia received the 5th highest housing corporation allocation in the country for 2006/08.

Commercial Services Circle Anglia was set up in July 2006. In its first year of operation it carried out over 20,000 responsive repairs, sold nearly 400 properties and managed over 3,800 leasehold and shared ownership properties. In addition it will generate a turnover in excess of £11 million in its first financial year.

Where we are



Circle Anglia owns over 28,000 homes in about 80 boroughs across London, Hertfordshire, Bedfordshire, Cambridgeshire, Norfolk, Suffolk, Sussex and Essex.*



Circle Anglia stock levels

- Areas for strategic growth and development
- 1 to 50 homes
- 51 to 300 homes
- More than 300 homes



*Correct as at 31 March 2007.

Properties owned (general needs and supported housing)

	Circle 33 No.	Old Ford No.	South Anglia No.	Wherry No.
General needs	10,936	954	4,812	4,349
Supported housing	1,093	0	268	196

Voids and lettings performance

	Circle 33 General needs	Old Ford General needs	South Anglia General needs	South Anglia Supported housing	Wherry General needs	Wherry Supported housing
Average re-let time in days	43	120	22	28	106	26
Dwellings vacant and available for let	0.6%	4.7%	0.1%	0.3%	2.4%	0.5%
Dwellings vacant and not available for let	2.6%	4.7%	0.0%	0.4%	13.5%	0.5%

Average weekly rents

	Circle 33 General needs £	Circle 33 Supported housing £	Old Ford General needs £	South Anglia General needs £	South Anglia Supported housing £	Wherry General needs £	Wherry Supported housing £
Non self-contained	n/a	65.25	n/a	40.31	45.26	n/a	n/a
Bedsit	64.43	58.83	n/a	49.43	49.47	49.73	67.59
1 bedroom	72.13	77.77	57.26	60.79	62.82	57.77	57.97
2 bedroom	79.05	89.62	71.04	74.46	76.66	66.44	51.02
3 bedroom	90.32	103.27	88.65	83.42	87.82	71.43	n/a
4 bedroom +	108.09	110.33	101.73	89.80	n/a	77.65	n/a

Rent collection

	Circle 33 General needs %	Circle 33 Supported housing %	Old Ford General needs %	South Anglia General needs %	South Anglia Supported housing %	Wherry General needs %	Wherry Supported housing %
Rent collected	99.5	100.7	99.6	99.0	102.3	99.2	99.3
Current tenant arrears at year end	4.8	6.5	2.5	6.2	4.4	5.8	5.0

Resident satisfaction with repairs

	Circle 33 %	Old Ford %	South Anglia %	Wherry %
Resident satisfaction with repairs	82.5	82.6	85.2	93.4

Lettings to residents with a disability

Circle 33	16.40
Old Ford	27.80
South Anglia	12.50
Wherry	21.80
Circle Anglia	18.00

Service users (EPIC Trust)

Elders	No. 3,323
Elders – extra care	108
Young people	60
Independent Living Centres (young people)	107
Alone in London	1,037
Tenancy sustainment	664
Mental health	49
Residential care	7
Learning disabilities	35
Total	5,390

Figures are correct as at 31 March 2007.

Reactive repairs

	Circle 33	Old Ford	South Anglia	Wherry
Number of emergency repairs notified	4,023	465	2,815	1,806
Number of urgent repairs notified	9,373	1,011	4,367	3,746
Number of routine repairs notified	16,114	1,706	3,300	4,113
Emergency repairs completed within target	86.8%	96.7%	97.1%	98.0%
Urgent repairs completed within target	82.1%	92.7%	80.4%	94.3%
Routine repairs completed within target	87.9%	93.7%	89.7%	97.6%
Number of homes with a valid gas safety certificate	10,460	827	3,989	3,521
Homes with a valid gas safety certificate	97.5%	98.7%	97.6%	97.8%

Decent Homes Standard and SAP (energy efficiency) rating

	Circle 33	Old Ford	South Anglia	Wherry
Average SAP rating	73	90	71	67
Homes failing Decent Homes Standard	6.5%	0.0%	15.1%	14.8%

Source of referrals for all lettings in 2006/07

	Circle 33	Old Ford	South Anglia	Wherry
	%	%	%	%
Internal transfer	20.6	6.3	8.1	3.4
Direct application	2.0	8.9	9.5	4.8
Local authority nomination	47.8	65.8	56.8	82.0
Referred by local authority housing department	9.9	0.0	14.0	1.6
Police, probation, youth offending team	0.1	0.0	0.0	0.0
Community mental health, GP	2.0	0.0	0.0	0.0
Voluntary agency	0.4	1.3	2.8	0.0
Nominated under moveUK	4.3	0.0	0.0	0.2
Referred from social services	5.0	0.0	2.8	1.6
Other move from social rented tenancy	1.6	0.0	1.4	0.2
Other	6.3	17.7	4.6	6.2
Total	100.0	100.0	100.0	100.0

Who we house

	Circle 33	Old Ford	South Anglia	Wherry
	%	%	%	%
White British	49.8	66.2	94.4	95.6
White Irish	4.2	1.6	0.2	0.4
White other	6.2	5.4	2.1	0.9
Mixed	4.8	0.5	0.5	0.8
Asian	9	9.2	0.7	0.7
Black	20.6	12.2	1.2	0.6
Chinese or other	3.2	4.9	0.4	0.2
Chose not to say	2.2	0	0.5	0.8
Total	100	100	100	100

Who we employ

	%
Asian/Asian British	7.9
Black/Black British	20.9
Chinese or other	0.5
Mixed	3
White British	55.4
White Irish	1.9
Undisclosed	10.4
Total	100

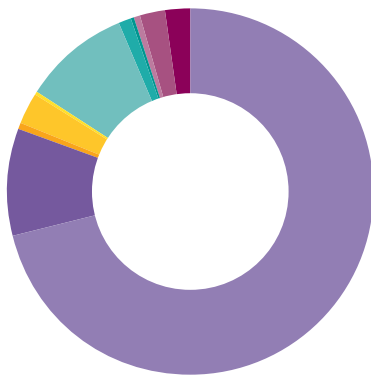
Development by tenure

	No.
Units for rent	691
Units for shared ownership	382
Market rent	113
Intermediate rent	15
Outright sale	73
Sheltered	6
Commercial	4
Total	1,284

Group income and expenditure account

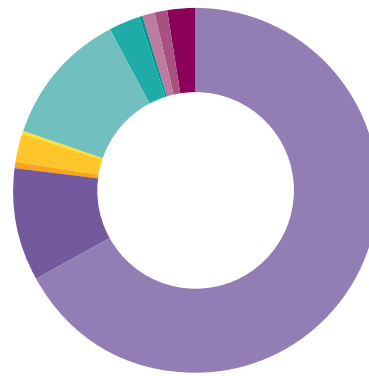
	2007 £'000	Group 2006 £'000
Turnover: continuing activities	130,653	127,464
Operating and other costs	(102,434)	(103,358)
Operating surplus: continuing activities	28,219	24,106
Operating surplus: joint ventures	(50)	–
Surplus on sale of fixed assets – housing properties	38,581	15,423
Interest receivable and other income	2,153	1,823
Interest payable and similar charges	(35,637)	(31,796)
Surplus on ordinary activities before taxation	33,266	9,556
Tax on surplus on ordinary activities	(1,650)	202
Surplus for the financial year	31,616	9,758

For a full copy of the financial statements please contact a member of the Marketing and Communications Team on 020 7288 4000.



Group income

	£'000
Social housing lettings	
● General needs	93,004
● Supported housing	12,385
● Temporary social housing	594
● Shared ownership	3,878
● Residential care homes	304
Other income	£'000
● Supporting people	12,476
● Management services	1,280
● Development	481
● Community regeneration	530
● Non-social housing lettings	3,082
● Other	2,639

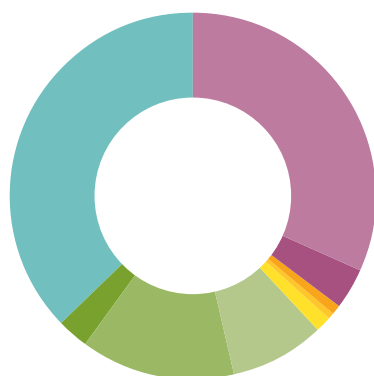


Group operating expenditure

	£'000
Social housing lettings	
● General needs	68,805
● Supported housing	10,144
● Temporary social housing	686
● Shared ownership	2,564
● Residential care homes	292
Other income	£'000
● Supporting people	12,235
● Management services	2,623
● Development	271
● Community regeneration	1,202
● Non-social housing lettings	1,164
● Other	2,448

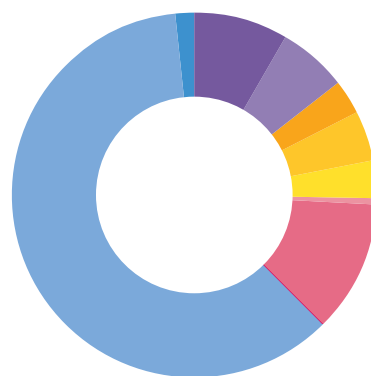
Consolidated balance sheet

	2007 £'000	Group 2006 £'000
Tangible fixed assets		
Housing properties at valuation	1,117,177	990,077
Other assets and investments	14,059	10,025
	1,131,236	1,000,102
Current assets	39,554	36,646
Creditors: amounts falling due within one year	(44,583)	(37,142)
Net current liabilities	(5,029)	(496)
Total assets less current liabilities	1,126,207	999,606
Creditors: amounts falling due after more than one year	762,428	633,213
Provisions for liabilities and charges	1,494	-
Long term pension liability	4,122	7,430
Capital and reserves:		
Non-equity share capital	-	-
Designated reserve	5,499	4,678
Revenue reserve	89,379	56,703
Revaluation reserve	263,285	297,582
Consolidated funds	1,126,207	999,606



Source of funds

	£'000
● Social housing lettings	110,165
● Supporting people income	12,476
● Non-social housing lettings	3,082
● Working capital movements	1,861
● Other services income	4,930
● Social housing grants	29,455
● Sales of housing properties	46,779
● Reduction in cash reserves and investments	9,959
● Increase in loans	128,754



Application of funds

	£'000
● Management and operating costs	29,628
● Routine maintenance	20,720
● Planned maintenance	11,128
● Social housing other costs	14,735
● Supporting people contract costs	12,235
● Non-social housing costs	1,164
● Net interest paid	40,306
● Corporation tax	164
● Construction of housing properties	210,999
● Purchase of other fixed assets	4,991

About the Board

Circle Anglia's Group Board is responsible for directing and controlling the affairs of Circle Anglia. The Group Board comprises 11 members; 10 non-executive directors and the Group Chief Executive. Together they possess a wide range of skills necessary to determine and oversee its strategic direction.

All Board members are required to uphold and represent the values and objectives of the Association; contribute and share responsibility for the Board's decisions; and uphold the Circle Anglia Code of Conduct. Circle Anglia complies with all aspects of the National Housing Federation's Code of Governance with the exception of its provisions on Board size. It has agreed with the Housing Corporation a structure of 15 members on the Parent Board to accommodate all of its Partner Associations.



ROGER HUMBER
Group Chair

Group Board members	Membership of group partners and committees
Roger Humber (Group Chair)	Development and Business Growth Committee (Chair)
Robert Burgin	Finance Committee (Chair) Development and Business Growth Committee
Jane Clarkson	Audit Committee
Alan Hall	South Anglia Housing (Chair) Development and Business Growth Committee
Baroness Maggie Jones	Circle 33 Housing Trust (Chair) Remuneration and Succession Committee
Jitinder Kohli	EPIC Trust (Chair)
Nicola Lucking	Wherry Housing Association (Chair)
Ayo Odukoya	Finance Committee Audit Committee
Martin Shaw OBE	Remuneration and Succession Committee (Chair) Development and Business Growth Committee
Terry Stacy JP	Old Ford Housing Association (Chair)
Mark Rogers	Group Chief Executive

In addition Nick Stevens chairs the Group's Audit Committee and Jane Gurney-Read chairs Commercial Services Circle Anglia and is a member of the Group's Remuneration and Succession Committee.

Marianne Wyles is the Group Company Secretary.

Group executive team



MARK ROGERS
Group Chief Executive



HOWARD CRESSWELL
Deputy Group
Chief Executive



ROBERT BLACK
Group Director
of Services



ANDY DOYLE
Group Director
of Development



MADELEINE FORSTER
Deputy Group Director
of Services



PAUL MATON
Group Director
of Commercial Services



CALUM MERCER
Group Director
of Finance



DAVID WILLIAMS
Group Director
of Business Growth

Registration

Circle Anglia Limited	Industrial and Provident Society Housing Corporation	27604R LH4046
Circle Thirty Three Housing Trust Limited	Industrial and Provident Society Housing Corporation	18652R L0031
South Anglia Housing Limited	Industrial and Provident Society Housing Corporation	28100R LH4094
Wherry Housing Association Limited	Industrial and Provident Society Housing Corporation	26622R LH3866
EPIC Trust	Companies House Charity Commission	3307684 1107432
Old Ford Housing Association	Housing Corporation Companies House Charity Commission	L4221 3487210 1075125
Commercial Services Circle Anglia Limited	Companies House	5737166
Anglia Maintenance Services Limited	Companies House	3300038
Old Ford Homes Limited	Companies House	4625160
Your Lifespace Limited	Companies House	2998648
HTC Limited	Industrial and Provident Society	21480R
Circle 33 Charity Limited	Companies House Charity Commission	1832817 326681

Major lenders

Abbey
Barclays Bank Plc
Cheshire Building Society
Bank of Scotland Plc
Lloyds Bank Plc
Dexia Public Finance Bank
Nationwide Building Society
The Royal Bank of Scotland Plc
Royal Bank of Canada Europe Ltd

Registered office

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www.circleanglia.org

