

we are aspire

# What's social enterprise got to do with housing?

8 March 2018

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Chief Executive



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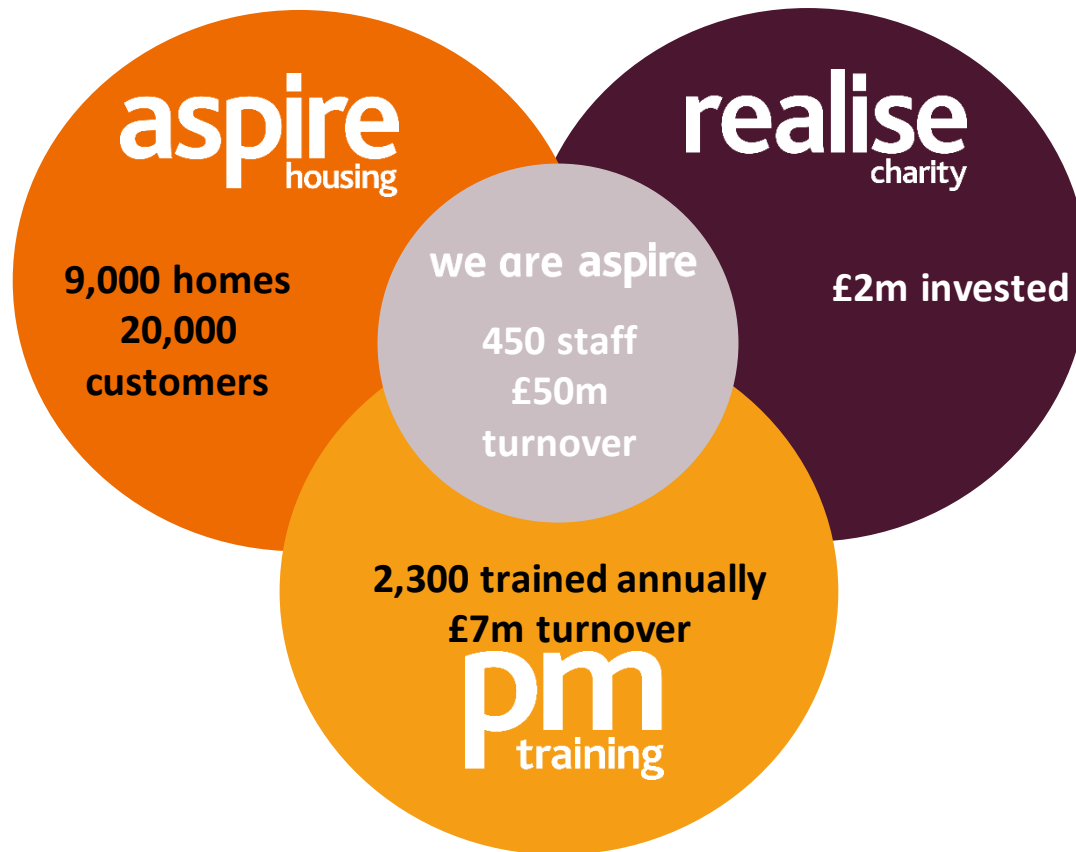


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# Building better futures

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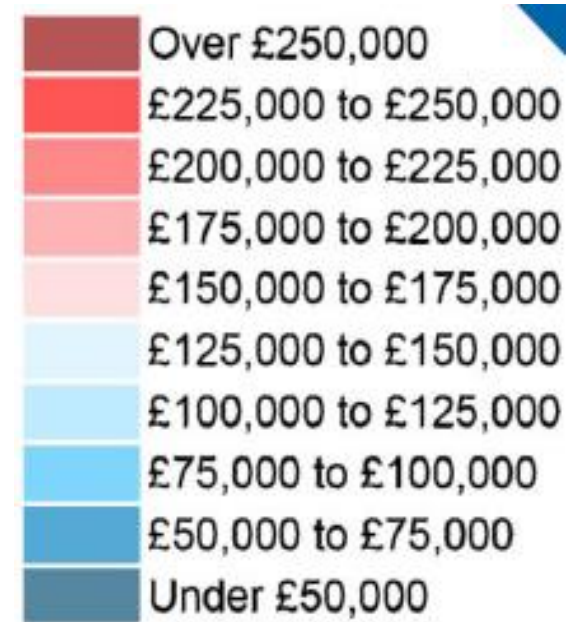
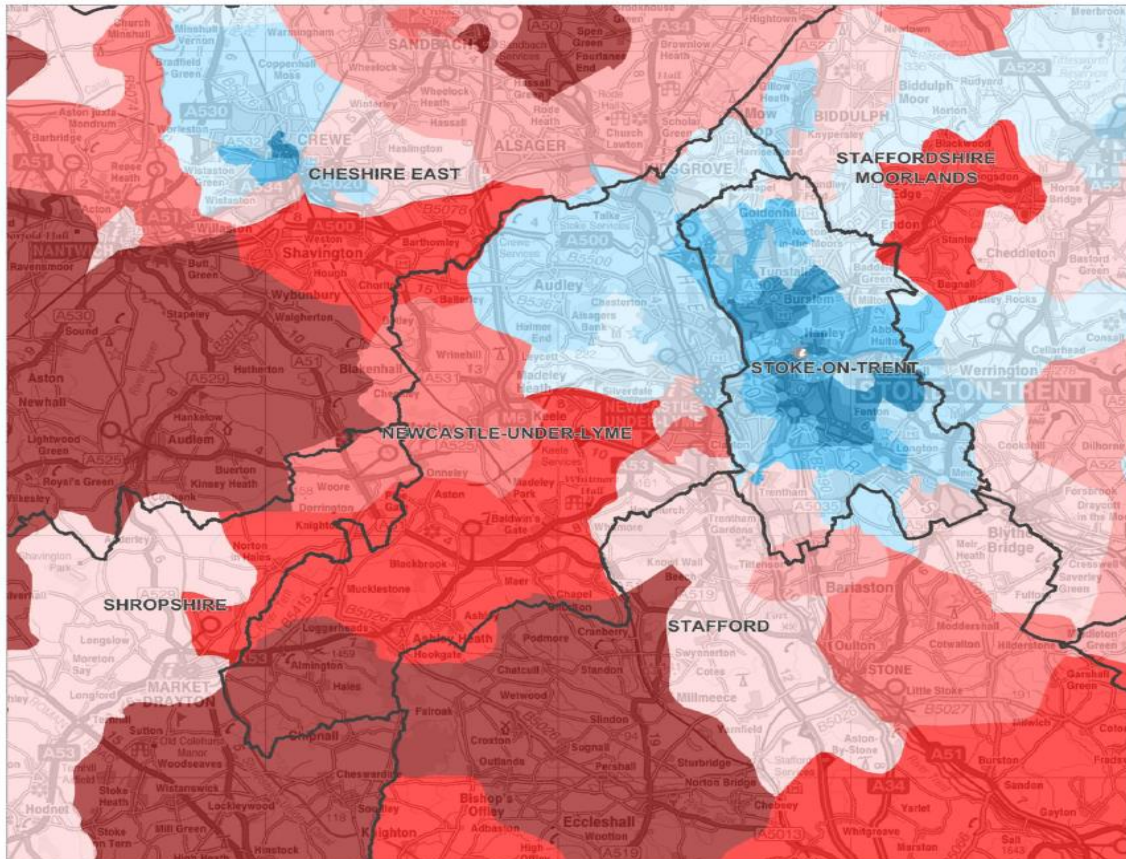
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**aspire**  
housing

**pm**  
training

**realise**  
charity

# Operating Area – House Prices



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aspire  
housing

pm  
training

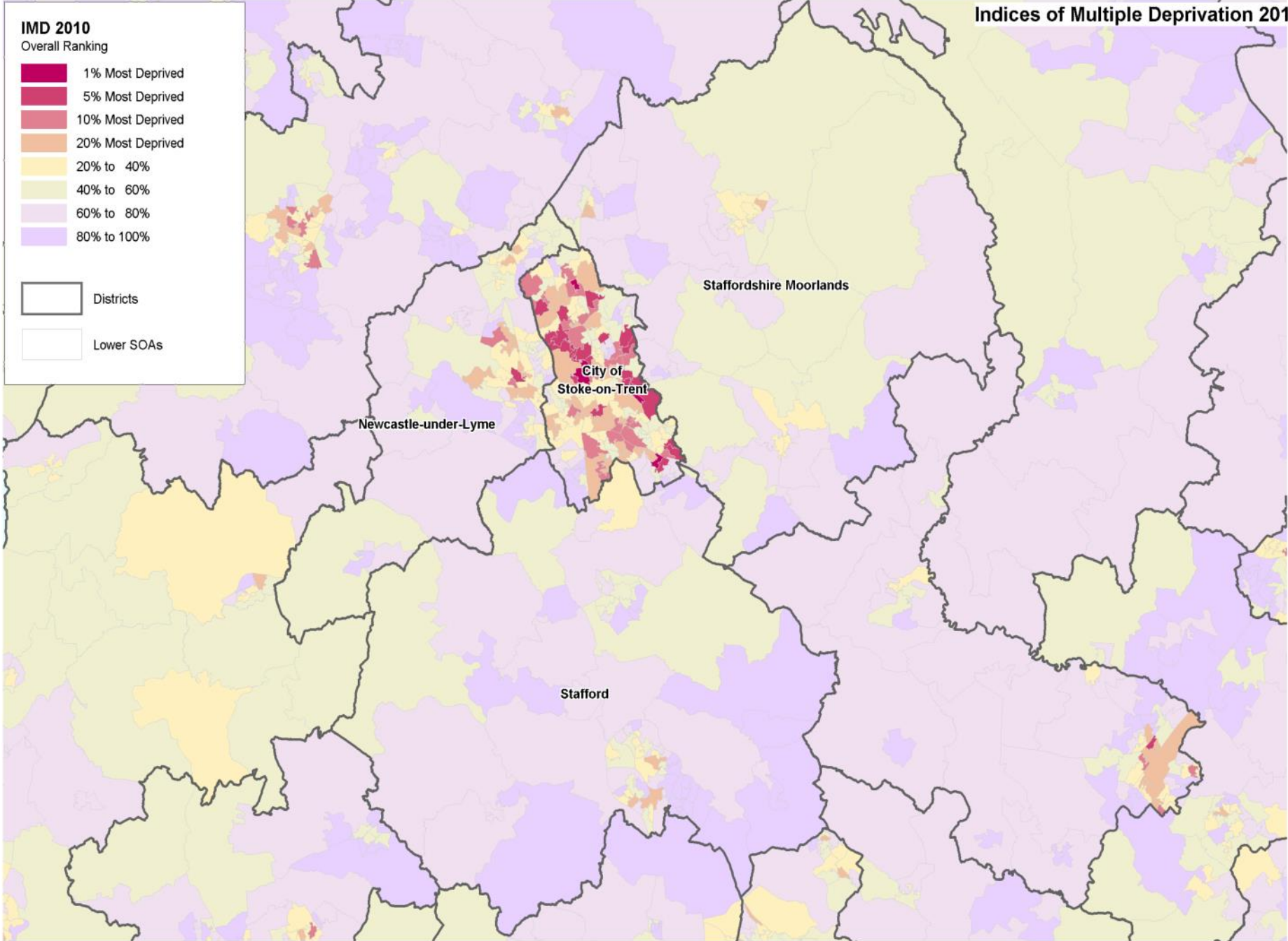
realise  
charity

**IMD 2010**  
Overall Ranking

- 1% Most Deprived
- 5% Most Deprived
- 10% Most Deprived
- 20% Most Deprived
- 20% to 40%
- 40% to 60%
- 60% to 80%
- 80% to 100%

Districts

Lower SOAs



# Aspire Housing

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- 8500 homes, £50m turnover and 450 staff
- Plans to build 2000 homes over next 5 years
- Restructure loans in 2017 from £162.5m to £205m to build more
- Challenges
  - 2013 rent convergence £30m loss
  - 2015 Rent reduction £87m loss
  - Low value areas - regeneration funding absent
  - Asset Strategy – increasing obsolescence especially sheltered & 1 beds
  - Pensions
  - Lack of civic leadership and Devo deals

# PM Training

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- Private Training provider with almost 40 years' experience
- £1m price, payback 3+ years
- Separate company, ring fencing social housing assets
- Aspire Business Plan - no dependency
- Tripled in size now £7m turnover; 6% profit
- Largest apprenticeship provider in Staffordshire
- 1200 business connections and Supply Chain activity
- £2.5m Gift aid profits to Regeneration charity, the Realise Foundation

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# Realise

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- Our Group Charity created in 2010
- Receives donations from PM Training and fundraises
- Almost £2m donated so far
- Targeted at
  - Environment – urban art/landscaping
  - Apprentice Support – tool kits and salary support
  - Further education and bursaries
  - Health and wellbeing - reducing isolation

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**QUESTIONS?**

