

BORROW TODAY. BUILD FOR TOMORROW

**SUSTAINABILITY
IMPACT REPORT
2021/22**

MORhomes



CONTENTS

4 - Executive summary

Section 1: About MORhomes and our borrowers

An introduction to MORhomes and our housing association borrowers

7 - Introduction from the chair

8 - About MORhomes

10 - About MORhomes' borrowers

Section 2: Impact

A deeper look at the specific impact of funds lent by MORhomes and our borrowers' wider social and sustainable impact

11 - Impact

14 - Borrowers' Activities Explained

Section 3: Sustainability Progress

How MORhomes and our borrowers are taking action on sustainability goals now and for the long-term

16 - MORhomes

18 - Our borrowers

Section 4: Impact stories

Real examples of housing associations creating communities and improving lives

22 - Stories

26 - What our borrowers say

Appendix

24 - Schemes funded by MORhomes

Executive Summary – MORhomes Impact

We are MORhomes

MORhomes PLC was created for the housing sector by the housing sector to help increase the supply of desperately needed affordable homes in the UK.

Social and environmental impact sits at the core of our aims and ethos. The proceeds of MORhomes bonds are on-lent to housing associations which means they are always used for sustainable or social purposes.

MORhomes is constituted as a PLC and our shares are owned by around 66 major not-for-profit UK housing associations. Its public debt is traded on the London Stock Exchange.

Our borrowers

All MORhomes borrowers are housing associations; not for profit, social enterprises envisioning a world in which everyone can live in a good quality home they can afford. They are delivering ambitious programmes which will deliver lasting social and environmental benefits. This report looks at the impact of our loans up to December 2021:

Impact at a glance

18 housing associations:

185,000 homes

10,000 employees

£1.4bn turnover

Borrowed **£492m** from MORhomes

3,889 new homes built

In **58** local authorities

Adding an estimated **£534m** to the national economy supporting **8,568**¹³ jobs

Borrowers' ESG performance at a glance

89%
of turnover directly
relates to social
impact activities

100%
of profits support
social purpose

Planning under
way to meet the
2050 Net Zero
carbon target

Current energy
efficiency
ratings
significantly
above national
average

Commitment to
achieve EPC rating
of C or better for
virtually all stock

Use of Proceeds

The Board of MORhomes PLC confirms that the net proceeds of all bonds issued were immediately on-lent to eligible housing associations in accordance with either our original Social Bond Framework or in accordance with Sustainability Bond Framework. The Appendix provides a list of borrowers receiving the funds. All funds from social bonds were allocated to the project category 'social housing' and all funds from sustainable bonds were allocated to the project category 'green buildings', as defined in the Sustainability Bond Framework.

INTRODUCTION FROM THE CHAIR

Housing need and our climate crisis are two of the greatest social challenges of our time. The UK social housing sector has a crucial role to play in tackling them both. Currently, more than four million people in England need social housing¹ and the waiting list continues to grow. Housing associations are taking steps towards addressing this as the main developers of desperately needed, new social homes. They also collectively own and responsibly manage around three million existing homes².

The role of housing associations is more important than ever to communities and lives. We simply cannot end the housing crisis without them. The other pressing challenge is climate change. Housing associations have a major role to play in meeting national targets including decarbonising their buildings and managing the environmental impact of all their activities.

MORhomes' sole purpose is to support housing associations by acting as a central borrowing vehicle. The social housing sector is a natural choice for socially responsible investment. In the UK, the sustainable investment market is growing rapidly, worth around £2tn³ as more investors look to prioritise environmental, social and governance (ESG) factors.

Even against the backdrop of the last two years, housing associations remain financially strong, stable and united in their common purpose to ensure everyone can live in a quality home they can afford. For socially and environmentally conscious investors, housing associations present an exceptional opportunity for strong financial, environmental and social returns. Furthermore, no capital default on a housing association bond has ever been reported.

This year at MORhomes we are proud to have underlined our position as a sector leader in ESG investment through the launch of our sustainability bond in November 2021. We also received an AA ("leader") ESG rating from MSCI⁴.

This MORhomes Sustainability Impact Report demonstrates the ESG impact of our loans.

Firstly, the report highlights the corporate ESG performance of MORhomes' borrowers.

Secondly the report shows the impact of MORhomes loans, by demonstrating how 18 borrowers are investing £492m lent by MORhomes⁵ to create social and environmental impact now and long into the future.

Then, the real stories further illustrate the sustainability impact of our loans and our borrowers' wider work. One borrower in the North East is using MORhomes funding to tackle fuel poverty by installing new heating systems in hundreds of homes. In their environmental work our borrowers develop and build new green homes, including ultra-low energy homes, use more environmentally-friendly modern methods of construction and upgrade existing homes to a higher energy-efficient standard.

Housing associations are said to provide 'more than bricks and mortar' and I believe this to be absolutely true. The stories in this report illustrate this. We need private investment to play a vital role in enabling this ethos.

Neil Hadden

Chair, MORhomes

About MORhomes

MORhomes was created by housing associations for housing associations. Our mission is to support the provision of social and affordable housing in the UK by acting as a central borrowing vehicle designed to facilitate access to the capital markets by not for profit, registered social housing providers.

MORhomes raises finance on the bond markets and lends it on to housing associations, who must be shareholders. Our first public bond issue of £250m was completed in February 2019 and as at December 2021 we had issued and on-lent £492m⁶.

Our commitment to social impact and sustainability

Social and sustainable impact has been at the core of MORhomes since its inception. From our launch, all MORhomes bonds were issued as Social Bonds in accordance with the ICMA Social Bond Principles 2018⁷. In November 2021, we went one step further and issued our first Sustainability Bond. We were early adopters of the SRS (Sustainability Reporting Standards for Social Housing) and in 2021 we launched our innovative Sustainable Housing Assessment (SHA). *More details about this can be found in Section 3 – Sustainability Progress.*

In 2020, MORhomes was awarded ‘Social Bond of the Year’ by Environmental Finance. Our bond was described as ‘pioneering’ as it was the first sector bond to be priced under a social framework.

In 2021 we received an AA (“leader”) ESG rating from MSCI⁸



Our housing association borrowers and shareholders up and down the UK are already building new, sustainable homes and investing healthy surpluses back into improving existing homes and increasing their energy efficiency.

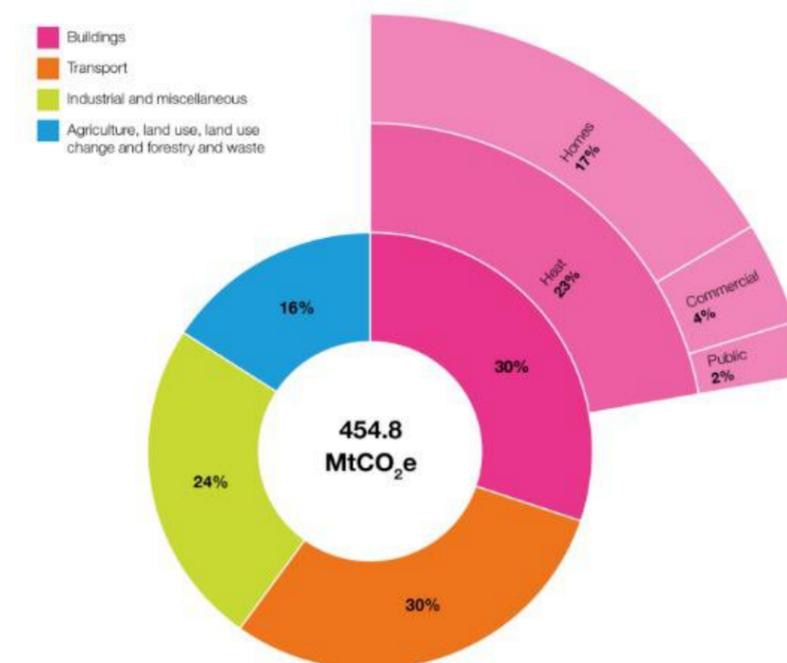
Needs and solutions

According to the Health Foundation⁹, going into the COVID-19 pandemic, one in three households (32% or 7.6 million) in England had at least one major housing problem relating to overcrowding, affordability or poor-quality housing. 8 million people in England¹⁰ are in some form of housing need and 3.4m are living in overcrowded housing. More social housing is key to tackling these worrying trends.

Housing associations also have a major role in tackling climate change. The UK Government is committed to achieving net zero carbon emissions by 2050. The Government’s ‘Heat and Buildings Strategy’¹¹ outlines key steps towards decarbonisation.

Heating homes alone currently accounts for 17% of all UK carbon emissions (see chart). It is estimated that the additional investment required to decarbonise homes owned by English housing associations alone is £35-£68billion¹². The regulatory requirements, funding and timetable for achieving this is not yet known, but it will be down to housing associations to make sure it happens, and they will have to come up with solutions and fund a significant proportion of the cost.

Figure 2: UK emissions in 2019



About MORHomes' Borrowers

MORhomes had made 20 loans to the following 18 housing association groups by December 2021:

It is a specific requirement to borrow from MORhomes that the housing association has a corporate objective to 'to develop new housing or deliver other assets with high social impact'.

1. A2Dominion
2. Aster
3. EMH
4. Hafod
5. Local Space
6. Melin Homes
7. North Devon Homes
8. MHS
9. Pobl
10. SYHA
11. Wandle
12. Thrive Homes
13. Origin
14. Eastlight Community Homes
15. Housing Solutions
16. Calico Homes
17. Broadacres
18. Cornerstone

Impact

These borrowers have collectively borrowed £492m from MORhomes. Here we can see how housing associations have invested these funds and the resulting ESG impact.

This report updates the information provided in last year's report on the first £408m lent by MORhomes to 14 borrowing groups and provides new information on the £85m lent to four new borrowing groups by December 2021. Of the latter, £19m was on-lending of the proceeds of the new Sustainability Bond. All other lending was from the proceeds of Social Bonds.

We have worked with each of the 18 borrowing groups to collect data on the specific schemes which have benefitted from MORhomes funding. 94% of loans have been allocated to new housing schemes with the remainder allocated to other projects supporting the work of the association (including energy efficiency improvements to existing stock). Details can be found in the Appendix. The data provided included scheme locations, number of homes and tenure split. We used this data to understand our impact across England and Wales.



£492m
BORROWED

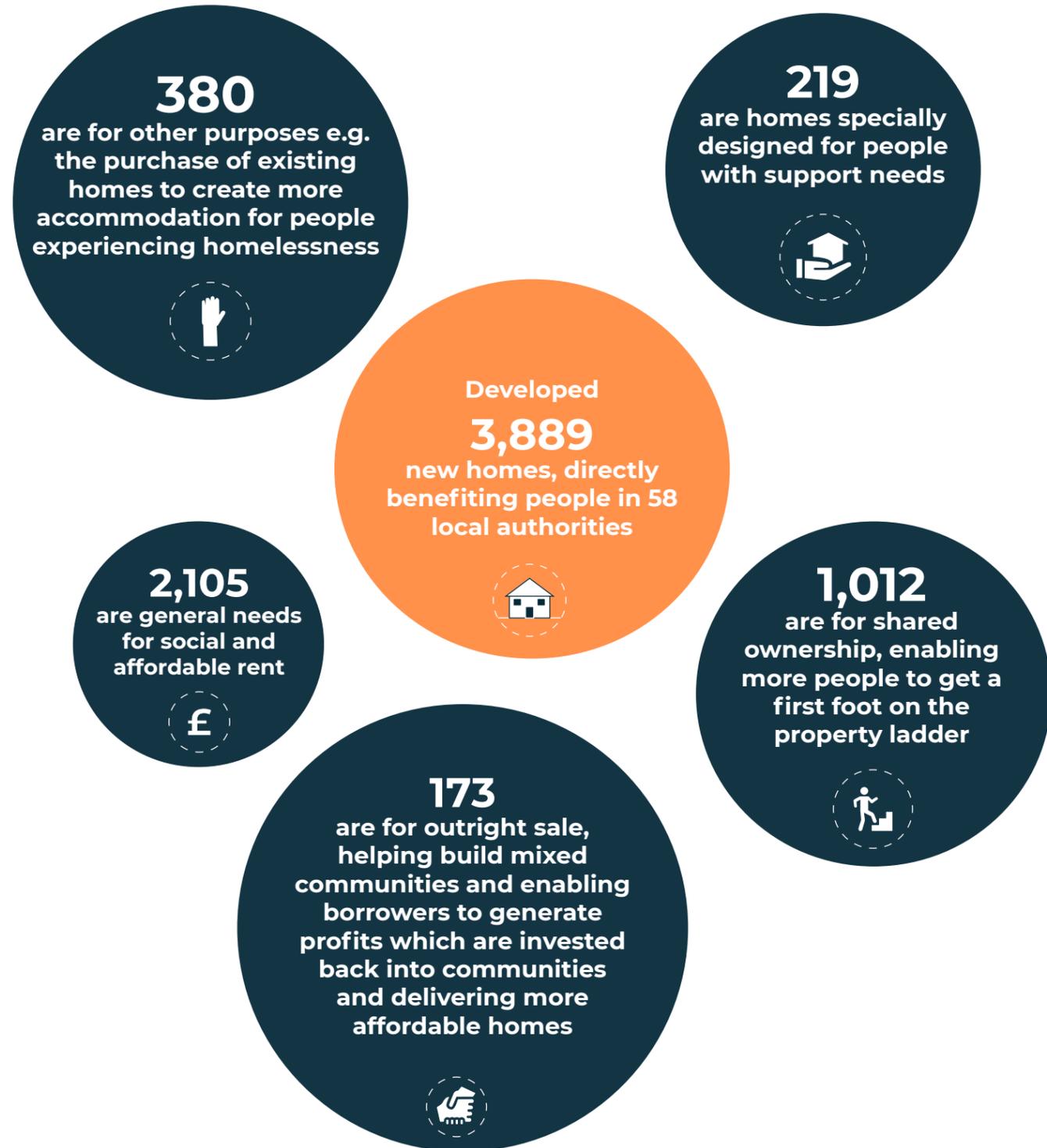


18
BORROWERS



£19m
SUSTAINABILITY
BOND

From this analysis, we estimate that our borrowers to date have achieved (or expect to achieve) the following social impact:



The above data includes one £19m loan from the proceeds of the new Sustainability bond. The borrower passed the SHA with a strong score of 78%. A pass also requires a minimum energy efficiency rating for new build of EPC B. The potential schemes to be funded are included in Appendix A.

Average scheme cost per home: **£203,312**

Average MORhomes funding per home: **£138,510**

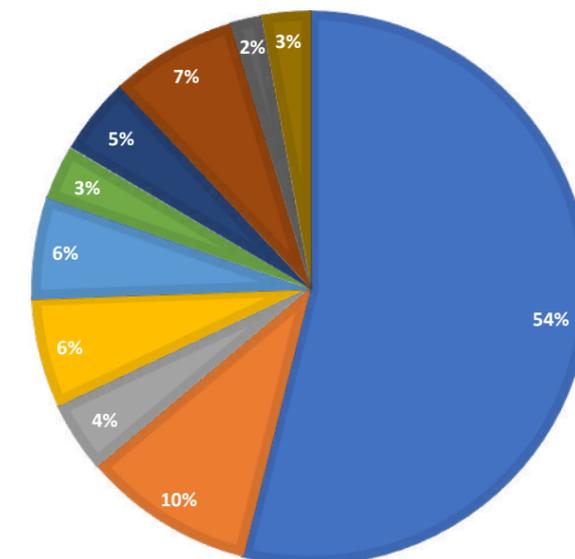
We also used the National Housing Federation and CEBR's Local Economic Impact tool to calculate the estimated combined impact on 'Gross Value Added' and number of jobs supported¹³.

In turn these new homes will: add an estimated **£534m** to the national economy; support **8,568 jobs annually**¹⁴

Turnover by activity

Social impact and responsibility sits at the heart of our borrowers' activities. The chart below shows that a very high proportion of our borrowers' turnover (89%) is directly related to activities which have a societal benefit¹⁵. The remaining categories (private rented (3%), open market sales (5%) and other (3%)) generally have a social aspect to them such as adding community benefit and supporting local suppliers. Critically, any profits from such activities are re-invested back into the association's social purpose.

- General Needs
- Supported Housing
- Shared Ownership rent
- Other Social Rent
- Care & Social Contract
- Private Rented
- OMS
- Shared Ownership Sales
- Other - Social
- Other - Non-Social



Borrowers' Activities Explained

An explanation of the main activities of housing associations is as follows:

GENERAL HOUSING NEEDS

General homes usually for singles, couples and families. Commonly these are self-contained bungalows, houses, flats or maisonettes. These are available for social or affordable rent.

Social rents are based on a formula set by government and are linked to local incomes to keep rents more affordable.

Social rents are lower than 'affordable' rents which are set at up to 80% of the market rate. Properties are allocated by a system based on 'housing need', which is usually managed by the local authority.

SUPPORTED HOUSING

Supported housing exists to ensure those with support needs can lead a healthy and fulfilling life within their own home and community. This can include, for example, mother and baby units, homelessness shelters and support for older people to maintain their independence. Supported housing costs differ from general needs social housing because support and care services are provided in addition to housing management. This means that more staff are needed, and often adaptations to homes are required, which both increase costs.

SHARED OWNERSHIP

Shared Ownership is a type of affordable home ownership where a purchaser takes out a mortgage on a share of a property and pays rent to the housing association on the remaining share. The cost of the property is usually subsidised with Government grant. The scheme opens up home ownership to people who would usually be priced out.

For example, someone might buy a 50% share in a property, and pay rent to the housing association on the remaining 50%. Purchasers then have the opportunity to 'staircase' up their share of the property, gradually increasing the proportion of their home that they own outright and therefore paying less rent on the remaining portion, until they own 100% of their home.

The turnover analysis in the chart shows sales of shared ownership properties and rent on the portion owned by the housing association.

PRIVATE RENTED

Homes available to rent privately at market rates. Allocation of properties is not based on housing need (as for socially rented). However, tenants generally benefit from the same socially responsible landlord services as other housing association tenants. Any profits from market rented homes are re-invested in the association's social activities.

CARE AND SOCIAL CONTRACT

Housing associations are commissioned e.g. by the local authority to provide contracted services e.g. older people's care.

OMS (Open Market Sale)

OM sales are usually properties built as part of a development scheme that includes social housing. The sales proceeds help to subsidise the social housing in the scheme. Also, the mixture of tenures helps create more stable mixed communities. In all cases the profits generated from the delivery of OMS are reinvested in the association's social activities.

OTHER

Housing associations generate income from other social rented homes, social enterprises and commercial activities. Any profits are reinvested in the association's social activities.



MORhomes – Sustainability Progress

“In the past year MORhomes introduced our Sustainable Housing Assessment and we launched our 30-year Sustainability Bond with a £19m loan deal for Cornerstone.”

MORhomes is a supporter and early adopter of the Sustainability Reporting Standard for Social Housing¹⁶(SRS), working alongside other housing sector leaders to develop an Environmental, Social and Governance (ESG) reporting standard for the sector. The Standard provides a voluntary reporting framework for housing providers so they can report on their ESG performance transparently and consistently.

In 2021, MORhomes launched a new Sustainability Bond Framework¹⁷ to apply to all its future issuance. This Framework demonstrates alignment with the relevant ICMA standards, including the Sustainability Bond Guidelines 2018, Social Bond Principles 2020 and Green Bond Principles 2018¹⁸ and will ensure that future borrowers can evidence both social and environmental impact. Under this framework, MORhomes is able to apply two distinct labels:

“Sustainability” bonds: housing association projects that provide both social and environmental benefits

“Social” bonds: housing association projects that provide predominantly social benefits.

ICMA defines a sustainability bond as one where the proceeds are “exclusively applied to finance or refinance a combination of both green and social projects”. MORhomes’ framework has been independently reviewed with a positive Second Party Opinion from Sustainalytics¹⁹.

MORhomes encourages our borrowers and shareholders to adopt the Sustainability Reporting Standard (SRS). A summary of data from borrowers who reported using the SRS in 2021 is given in the section on ‘Our Borrowers – Sustainability Progress’ below.

Our commitments to social impact also influence how we do business. MORhomes efficiently outsources administrative functions with a small in-house team dealing with strategic activities. We have entirely digital paperless systems throughout the business. Our in-house team and Board operate remotely from across the UK without an office and minimising travel. These measures keep the company carbon footprint as low as possible.

MORhomes’ Sustainable Housing Assessment

To be eligible to borrow via MORhomes’ new Sustainable Bonds, housing associations’ ESG performance is examined as part of the application process via the innovative Sustainable Housing Assessment (SHA) which was developed by MORhomes.

The SHA approach extends the concept of the SRS by going beyond reporting, delivering an assessment which demonstrates how housing associations are actually performing on sustainability.

The 11 assessment areas are based on the core reporting criteria from the Sustainability Reporting Standard (SRS). The assessments are independently validated by Ritterwald, a pan-European housing and real estate consultancy with a focus on sustainability. Further detail and an analysis of SHAs completed to date are provided in the section on ‘Our Borrowers – Sustainability Progress’ below.

		Sustainable Housing Assessment criteria
1	E	Energy efficiency – Existing Stock
2	E	Energy efficiency – New Build
3	E	Promoting energy efficiency to residents
4	E	Low-carbon heating systems
5	S	Below market rents - Existing Stock
6	S	Below market rent – New Build
7	S	% Stock Social/ Affordable
8	G	Governance regulatory rating
9	G	Compliance with code of governance
10	G	Sustainability reporting
11	G	Sustainability strategy and targets

*“MORhomes’ SHA process has really galvanised Melin’s teams. One of the outcomes is that we will be setting up a new Sustainability Working Group with representation from all Melin departments...
“The process of completing the MORhomes SHA was clear and straightforward... It’s great to have our evaluation report to refer back to.”*

Elizabeth Howard - Director of Finance, Melin Homes

Our Borrowers – Sustainability Progress

The sector as a whole is beginning to address the challenge of ‘decarbonising’ its housing stock to help achieve the UK’s target of ‘Net Zero’ carbon emissions by 2050 (see above). It has already taken up the challenge of the Government’s 2014 statutory fuel poverty target for England to improve as many fuel poor homes as possible to reasonably practicable to a minimum energy efficiency (EPC²⁰) rating of band C by the end of 2030²¹.

As part of our credit monitoring of our borrowers, we ask them about their approach to ensuring that all buildings will meet the Government’s expected decarbonising targets. There are still no specific targets, regulatory requirements or detailed advice on meeting the challenge, and there is a need for further technological advances before decarbonisation strategies can be fully formulated.

However, all MORhomes’ borrowers have carried out EPC surveys to assess existing stock and are planning to achieve EPC C by 2030, and all have actively started the planning process for ‘Net Zero’. Typical steps already taken are audits to assess what needs to be done and how it can be most cost effectively achieved. One borrower has set out a full 10-year strategy. Another has set up a Low Carbon Team, with the intention of achieving carbon goals and offering energy advice to residents, starting with those in the least efficient homes.

We also collect data on average EPC rating across borrowers’ stock. All MORhomes’ borrowers were able to provide data and currently have an average rating in the ‘C’ band²². This puts our borrowers at an average score of around 75 (out of 100), considerably better than the English national average of 63 (band D)²³.

Our 18 borrowers have a demonstrable track record of delivering new homes and supporting those on the lowest incomes but also those who are otherwise priced out of private renting and homeownership.

On average, they built 231 homes each in the financial year to March 2021²⁴, contributing to the supply of new, good quality, affordable homes for those in housing need.



CREDIT: EASTLIGHT COMMUNITY HOMES

In addition to managing and improving homes and developing new ones, their commitment to improving lives is demonstrated through their activities and ways of working

Other borrower initiatives supported by surpluses include;

- Apprenticeship schemes, free training and job clubs
- Grants to support community groups which reduce isolation
- Providing laptops and tablets to families in need and people who are digitally excluded
- Creating and maintaining public green spaces and play areas
- Home exercise schemes
- Mental wellness support
- Art and creativity initiatives
- Digital support and training classes
- Money management support
- Holiday and food clubs for children
- Regeneration of existing communities



As noted above, MORhomes was an early adopter of the Sustainability Reporting Standard for Social Housing (SRS) and we actively encourage our borrowers and shareholders to report using the SRS. 2021 was the first reporting year since the introduction of the SRS and by December 2021 around 46 or 13% of UK housing associations with over 1,000 units had reported²⁵ against the SRS. This includes three (17%) of MORhomes borrowers²⁶. Some key results based on averages from this sample are as follows²⁷:



Sustainable Housing Assessment Results

We have now issued four Sustainable Housing Assessments to borrowers potentially borrowing funds raised via our new Sustainable Bonds, independently verified by Ritterwald. In consultation with Ritterwald, we set the standard so that 50% represented a positive score overall, with a hurdle of 33% in each of the Environmental, Social and Governance categories²⁹. All four potential borrowers have met these standards.

The average achieved in the SHAs to date is

Overall: 73%

Environmental: 66%

Social: 86%

Governance: 67%

CREDIT: CORNERSTONE HOUSING

These results show that these potential borrowers are performing very well on sustainability. However, the expectation for sustainability performance (from the Government and many other stakeholders) is increasing all the time, and it is our intention to raise our standards over time to reflect this.

SHA Case study: Cornerstone Ltd

The first borrower of Sustainability Bond funds, Cornerstone Housing Ltd, achieved a very strong overall Sustainable Housing Assessment score of 78%, with good scores on each of the Environmental, Social and Governance strands. Some highlights from their assessment are as follows:

- Average EPC rating of existing stock already a high 'C' (score of 75)
- New build stock built to a minimum EPC standard of B
- Around 6% of stock already equipped with low carbon heating
- Strong programme of tenant information on ventilation, heating, fire safety and energy saving measures
- Sustainability strategy aligned with the Government's deadline of zero carbon by 2050.

Embracing United Nations' Sustainable Development Goals



The Sustainability Reporting Standard for Social Housing (SRS) is aligned to the United Nations' Sustainable Development Goals (SDGs)

The statistics and case studies detailed in this report demonstrate that our borrowers are making a significant contribution towards achieving many of the SDGs.

“The Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all. They address the global challenges we face, including poverty, inequality, climate change, environmental degradation, peace and justice.” – United Nations

Our borrowers are specifically taking action on the following goals:



Goal 1: No Poverty



Goal 3: Good Health and Wellbeing



Goal 4: Quality Education



Goal 7: Affordable and Clean Energy

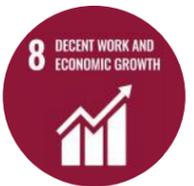
Goal 8: Decent Work and Economic Growth

Goal 10: Reduced Inequalities

Goal 11: Sustainable Cities and Communities

Goal 12: Responsible Consumption and Production

Goal 13: Climate Action



Impact Stories



CREDIT: CALICO HOMES

New, affordable homes in Burnley

MORhomes funding is contributing to new affordable homes on Tay Street in the South West of Burnley. Due to complete in spring 2022, The Calico Homes development features a mix of modern apartments and houses which will be available to rent for people who have a local connection.

The housing association has also created additional construction jobs and apprenticeship opportunities at the scheme to boost the local economy.

Prioritising sustainability

Of all the homes Broadacres built last financial year, 82% are rated 'A' for EPC and 18% are rated B. Housing associations like Broadacres are working hard to ensure none of their residents live in fuel poverty. It is investing a significant portion of its MORhomes loan into tackling fuel poverty by installing new, or improving existing, heating systems in hundreds of homes.

Broadacres is aiming to achieve a minimum EPC score of C for all of its homes by 2030 at the latest. It is on target to achieve this by 2028. Broadacres also supports residents to secure the most affordable energy deals.

Helping to end the housing crisis in Exeter

MORhomes borrower, Cornerstone, was the first to borrow via MORhomes' new Sustainability Bond. It is developing high quality new apartments on Beacon Avenue in Exeter. Cornerstone's Improvements Team was nominated for Best Contractor and Transformation of Area in the Exeter Property Awards. They are also developing new, energy-efficient homes complete with PV panels in Exmouth.

Cornerstones' CEO, Tom Woodman said; "We are in both a climate crisis and a housing crisis, so it's very timely to be part of this new sustainability bond that will help Cornerstone deliver much-needed new affordable homes at high energy-efficiency standards. The MORhomes process was swift and effective, and we are pleased to be part of this."

Breathing new life into a derelict school

"This development is a god send and it's creating a real community. The team from Hafod have gone over and above. They've created a communal room to bring the community closer together, particularly people I can relate to who are my age – over 55. The premises are absolutely breath-taking." – Resident.

Working in partnership, Hafod, ASD Build and RCT Council were keen to give another 100 years' life to the historic Abedare Girls' School building to create new memories for new generations. The school building has been converted to provide 26 one and two-bedroom apartments for over 55s and a further two houses and 16 one and two-bedroom bungalows in the surrounding grounds which are available to rent. The development includes 17 wheelchair adapted homes in total.

Affordable, green homes in the capital

Origin Housing's Palmerston development has been designed with a key focus on sustainability, minimising operational CO2 emissions and affordability for residents compared to a standard building. The project was designed from the outset to follow the Mayor of London's Energy Hierarchy. This included a principle focus on firstly reducing energy consumption through energy efficiency; the project exceeds the performance standards in the building regulations lowering the need to consume energy for heating, lighting and ventilation.

Following this, in accordance with the future heat strategy for London, a communal heat network was designed in order to centralise the generation of energy for space heating and hot water and allow future offsite connection to a low carbon district heat network.

More than bricks and mortar

Broadacres helped a Thirsk-based charity to set up a tool lending library after its team of housing officers reported that some people were struggling to maintain their homes and gardens due to lack of funds to purchase basic tools. Now residents can borrow the tools they need to keep on top of small repairs and keeping outdoor areas tidy and welcoming.

Broadacres also runs breakfast clubs in three North Yorkshire schools which feed hundreds of children per week and supports a community café in Colburn, a warm friendly space which helps to combat loneliness and isolation.



"The food and service were fantastic as always. Thank you, ladies. You do a fantastic job."



Why MORhomes?

What our borrowers say

Anne Costain - Executive Director of Resources, Thrive

“At Thrive we are committed to delivering more homes in our area of operation and this funding through MORhomes helps us achieve that aim. Many thanks to the MORhomes team for delivering this in the current challenging market. I feel that in the current climate the price negotiated by MORhomes is value for money for Thrive.”

David Joyce, Director of Finance, Housing Solutions

“Housing Solutions has a fantastic track record of building more quality homes. We are delighted with the market interest and the pricing result which underlines the support for the sector and Housing Solutions. The funds will enable Housing Solutions to further pursue our mission by delivering much needed energy efficient affordable homes for local people.”

Karen Cunliffe, Assistant Director of Finance, Calico Homes Ltd

“At Calico, we are committed to continuing our ambitious development strategy and are delighted that we have been able to secure funding from MORhomes, which will help us to achieve further growth. We are impressed by how quick and efficient the process has been.”

“The minimal covenants, the flexibility in the security arrangements, ease of putting the funds in place, as well as the competitive rates, made this option particularly attractive. This funding will allow us to develop over 400 additional properties over the next 4 years, creating homes and investing in communities where everyone thrives.”

APPENDIX

Schemes funded by MORhomes

Housing Association	Scheme	Funding allocated/£k	Homes
A2D	Example scheme	30,000	250
Aster	Lowsey Farm, Liphook	10,563	70
	Bishops Lydeard, Taunton	4,657	43
	Folly Hill, Farnham	7,012	38
	Longcot Road, Shrivenham	2,582	24
	Great Western Park, Didcot	7,781	82
	Bartons Road, Havant	7,405	53
emh	Romorantin Place	2,703	16
	Billingsbrook Road, Northampton	9,195	73
	Beeby Road, Scraptoft	1,980	18
	Leicester Road, Melton Mowbray	1,115	12
	Coventry Road, Broughton Astley	1,705	15
	Scotlands Road, Coalville	1,506	14
	Carey Street, Kettering (Block B)	1,997	24
	Cropston Road, Anstey	784	8
	Great Lane, Frisby on the Wreake	1,277	12
	Sweepstone Road, Heather	995	10
	Heather Lane, Ravenstone	178	2
	The Plough Inn, Ravenstone (Land Only)	444	14
	Annesley Road, Hucknall (Land Only)	1,279	56
	Mill Lane, Gilmorton	998	8
	Lutterworth Road, Blaby	1,014	9
	Houghton on the Hill	1,954	13
	Claybrooke Magna, Market Harborough	1,121	12
	Example schemes	6,366	49
Hafod	Aberdare Girls School	4,333	44
	Elms Crescent	384	5
	The Canadian Pub	525	9
	Cross Common Rd	995	14
	Example schemes	3,763	43
Local Space	Street Properties in LB Havering	7,740	39
	Street Properties in LB Barking & Dagenham	20,016	90
	Street Properties in LB Newham	12,061	48
	Street Properties in LB Waltham Forest	6,586	34
	Street Properties in LB Redbridge	764	4
	Street Properties in other London Boroughs	2,834	10
Melin	Garden City Way	515	8
	Panteg School	655	7
	Brecon Law Courts	2,111	21
	Greenacres Hostel	2,374	22
	Llantarnam Rd	1,688	29
	Bryn Serth	1,865	30
	Blenheim School	910	17
	James St	436	8

	Brecon Rd	662	24
	Kemys Fawr	1,286	32
	Tredegar Court	3,926	47
	43 Hereford Road	323	5
	Former Newbridgend Inn	701	9
	Edlogan Wharf Phase 3	1,750	26
	Deri Farm	3,300	49
MHS	Yeoman House	3,906	54
	Hallwood House	6,094	46
North Devon	Easterly Park, Braunton	1,544	19
	Mariners Court, Braunton	2,438	29
	Beechfield Road, Barnstaple	281	2
	Deans Lane, South Molton	265	2
	Martin Road, Barnstaple	463	4
	Oakland Park, Barnstaple	892	10
	Pill Gardens, Braunton	337	8
	Kier South Molton	2,535	28
	Example schemes	3,765	32
Pobl (Gwalia)	Goodig Hotel, Burry Port	9,606	105
	Brithwen Road, Waunarlwydd	3,762	45
	Cambrian Yard Site, Pontarddulais	1,964	31
	Lon Brynawel, Llansamlet	1,224	16
	Buckleys Maltings, Llanelli	976	21
	St John's Church, Birchgrove	168	4
	Example schemes	2,300	31
Pobl (Charter)	Herbert Road, Newport (Phase 3)	7,151	85
	Ty Mawr, Croespenmaen	4,200	50
	Ladyhill, Alway, Newport	2,790	40
	Llanwern Village Phase 1	1,166	17
	Glan Llyn (Phase 2c)	913	15
	Red Lion, Blackwood	857	17
	Hillside, Newport	841	14
	Example schemes	2,082	28
SYHA	The Avenue, Chesterfield	2,692	27
	Church Lane, Finningley	5,250	36
	Ankerbold Road, Tupton	3,202	39
	The Pitches, Rotherham	3,039	31
	Hallgate Lane, Pilsley	1,572	17
	Main Road, Darnall	3,050	25
	Example schemes	3,145	29
	New head office	8,050	
Thrive	Example scheme	25,000	216
Wandle	Summerstown Road	42,616	93
Origin	Deller Palmerstone - Rented	21,164	105
	Deller Palmerstone - SO	8,836	81
Eastlight	Example scheme	30,000	274
	Sub-total existing loans	409,247	3,325

Housing Association	Scheme	Funding allocated/£k	Homes
Calico	Tay Street, Burnley	4,273	42
	Birchwood, Skelmersdale	2,057	24
	Burnley Hospital	9,910	93
	Kinross St, Burnley	6,161	61
	Salus St	1,089	11
	Moss Lodge Hotel, Rochdale	925	14
	Empty Homes Programme 5	1,680	30
	Empty Homes Programme 6	1,705	30
Housing Solutions	Gardner House, Maidenhead	2,370	23
	Aston Road, Haddenham	19,210	98
Broadacres	Retro fit properties	2,000	
	Affordable Warmth Scheme	6,500	
Cornerstone	Sowerby	9,400	97
	Thorverton	370	2
	Example schemes	6,930	39
	Refinancing existing schemes	12,000	
	Sub-total new loans	86,580	564
	Overall total	495,827	3,889

Notes

1	Data based on returns from borrowers allocating the funds to schemes which have been predominantly funded by MORhomes funding. Data provided included scheme location, homes built, tenure mix, total scheme cost and funding sources (including amount of MORhomes loan allocated to the scheme).	
2	Percentage of MORhomes funds allocated to new housing schemes: Borrowers have either identified specific schemes funded (accounting for 71% of total funds) or example schemes where the funding has been allocated to a wider overall programme with funding from several sources (23% of total funds). For the latter they have used data based on averages from the overall programme delivered or planned.	94%
3	The balance of MORhomes funds (6%) have been allocated to other schemes supporting the work of the association or refinancing of existing housing schemes.	
4	Number of specific housing schemes identified as predominantly funded by MORhomes funding	92
5	Estimated total number of housing schemes predominantly funded by MORhomes funding	138
6	The number of different local authority areas in which these schemes are located has been estimated from the scheme location details and (for example schemes) typical averages from the relevant development programmes.	
7	Estimated total number of local authority areas in which schemes are located	58
8	Estimated total number of homes funded	3,889
	General needs	2,105
	Supported housing	219
	Shared ownership	1,012
	Outright sale	173
	Other	380
9	Average total scheme cost per home (based on estimated total schemes funded)	203,312
10	Average MORhomes loan per home (based on estimated total schemes funded)	138,510

References

- <https://www.housing.org.uk/resources/people-in-housing-need-2021/>
- <https://www.gov.uk/government/publications/2021-global-accounts-of-private-registered-providers>
See Page 40
- <https://www.housing.org.uk/news-and-blogs/blogs/andy-smith/housing-associations-new-sustainability-reporting-standard/>
- [ESG Rating Disclaimer](#)
- This is the total lent as at 31 December 2021
- Total on-lent as at December 2021 and analysed in this report was £492m. This was funded by the issue of £453m of social bonds (MORhomes 3.4% 2038 notes) and £18m of sustainability bonds (MORhomes 2.508% 2051 notes) with the remainder from other sources.
- <https://www.icmagroup.org/sustainable-finance/the-principles-guidelines-and-handbooks/social-bond-principles-sbp/>
- [ESG Rating Disclaimer](#)
- <https://www.health.org.uk/publications/long-reads/better-housing-is-crucial-for-our-health-and-the-covid-19-recovery>
- <https://www.housing.org.uk/resources/people-in-housing-need/>
- <https://www.gov.uk/government/publications/heat-and-buildings-strategy>
- <https://pdf.savills.com/documents/Funding-Options-Report.pdf>
- <https://www.housing.org.uk/resources/local-economic-impact-calculator/>
- National Housing Federation Local Economic Impact Tool. N.B Figures calculated based on local authorities in England. More detail on this tool can be found here: <https://www.housing.org.uk/resources/local-economic-impact-calculator/>
- Source: published accounts of MORhomes borrowers for the year to March 2021 or most recent financial year published as at December 2021.
- <https://esgsocialhousing.co.uk/>
- <https://morhomes.co.uk/wp-content/uploads/2021/02/MORhomes-Sustainable-Bond-Framework-February-2021.pdf>
- Ibid
- <https://morhomes.co.uk/wp-content/uploads/2021/10/morhomes-sustainable-bond-framework-second-party-opinion.pdf>
- Energy Performance Certificates (EPCs) tell you how energy efficient a building is and give it a rating from A (very efficient) to G (inefficient). [See Guide to Energy Performance Certificates - Energy Saving Trust](#)
- See BEIS update (2021), 'Sustainable warmth: protecting vulnerable households in England' (<https://www.gov.uk/government/publications/sustainable-warmth-protecting-vulnerable-households-in-england>).
- Based on 2021 returns from borrowers. One borrower had an average 1 point (out of 100) below the C level. All others reported average in the 'C' band.
- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/898344/Energy_Report.pdf
- published accounts of MORhomes borrowers, year to March 2021 or most recent financial year published as at December 2021
- Sustainability for Housing estimate that by December 2021 there had been 46 published ESG reports by Registered Providers stating their disclosure is in line with the SRS. MORhomes estimate there are 345 UK housing associations (HAs) with over 1,000 units in management from data on regulator websites.
- A2Dominion, Aster, Broadacres
- Published Sustainability reports of above three borrowers. For definitions of the SRS criteria see <https://esgsocialhousing.co.uk/>
- See note explaining EPC rating above
- See table above for a list of criteria measured in the SHA



Contact MORhomes

**www.morhomes.co.uk
0203 0110 945
admin@MORhomes.co.uk**