

Document:	VALUE FOR MONEY STATEMENT 2025–2026	
Approved by:	AHCL Board, March 2026	
Published:	October 2026	

This statement sets out how Affordable Housing and Communities Ltd (AHCL) has delivered value for money in 2025–2026. It is published in accordance with the RSH Value for Money Standard and STAIRs Chapter 1 publication scheme requirements effective from 1 October 2026.

1. About AHCL

AHCL is a for-profit registered provider of social housing (Registered Provider No. 4836), regulated by the Regulator of Social Housing. We provide shared ownership housing exclusively for residents aged 55 and over, through our Platinum Skies Communities brand. Our homes are managed day-to-day by Firstport, our managing agent, under a contract overseen by the AHCL board. AHCL is an Investment Partner with Homes England.

2. Our Approach to Value for Money

AHCL's approach to value for money is embedded in our Corporate Strategy 2023–2028. The board has agreed an approach to achieving VfM in meeting our strategic objectives and reviews financial performance at every board meeting.

Our strategic objectives require us to:

- provide safe, good-quality shared ownership homes for residents aged 55 and over
- demonstrate economy, efficiency and effectiveness in how we manage our portfolio and contracts
- subject all development and investment decisions to rigorous appraisal of costs and benefits, including consideration of alternative delivery methods
- report financial performance to the board at every meeting, with optimum efficiency as a key driver

3. RSH Value for Money Standard — Self-Assessment Summary

The table below summarises our assessment against each RSH VfM Standard requirement, approved by the board in March 2026.

RSH requirement	Assured?	How we meet it
Strategic objectives clearly articulated	✓ Yes	Corporate Strategy 2023–2028 (to be updated to reflect Meadow joint venture and Homes England IP status)
Board approach to VfM agreed and demonstrated to stakeholders	✓ Yes	Corporate Strategy 2023–2028. Board reviews financial performance at every meeting.
Strategy for delivering homes meeting a range of needs	✓ Yes	AHCL provides shared ownership exclusively for the over-55s market in line with our corporate strategy.
Optimal benefit derived from resources and assets	✓ Yes	All development and investment decisions subject to rigorous cost/benefit appraisal. Financial performance reported to board at every meeting.
Robust decision-making and rigorous appraisal of options	✓ Yes	Development appraisals include rigorous analysis of costs and benefits and consideration of alternative delivery methods.
Board regularly considers potential VfM gains including alternative structures	✓ Yes	Development appraisals include consideration of alternative commercial and delivery structures.
VfM across whole business; non-social housing activity considered where applicable	N/A	AHCL does not invest in non-social housing activity. This is undertaken elsewhere within the AHH Group.
Appropriate targets for measuring VfM performance; regularly monitored and reported	✓ Yes	All performance considers financial objectives with optimum efficiency as a key driver. Reported to board at every meeting.
Annual publication of VfM evidence; performance against own targets and RSH metrics	✓ Yes	A comparison against RSH's prescribed VfM key performance indicators is included in this statement and in the Annual Report to Residents.
Measurable plans to address underperformance, or rationale where not appropriate	N/A	No areas of material underperformance identified in 2025–2026 requiring specific improvement plans.

4. Value for Money Through Our Managing Agent

The largest element of AHCL's operational expenditure is our contract with Firstport for property management services. We ensure value for money in this relationship through:

- weekly, monthly and quarterly performance reviews against more than 60 key performance measures
- regular development visits by our Customer Experience Director to assess service quality directly
- board oversight and approval of the Firstport contract
- benchmarking of service charge costs where comparable data is available
- a structured escalation process for any underperformance identified through KPI monitoring

5. Homes England Investment Partner

AHCL's status as a Homes England Investment Partner reflects the regulatory and financial confidence placed in the organisation. We ensure that all development and investment activity meets Homes England's requirements and delivers homes that represent genuine value for money for residents and for the public investment that supports them.

6. Looking Ahead to 2026–2027

In the coming year AHCL will:

- continue to monitor Firstport's performance through the established KPI framework
- review development appraisal processes as part of ongoing governance improvement

AHCL — Affordable Housing and Communities Ltd | Registered Provider No. 4836 | Homes England Investment Partner

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