

Quartz Housing Limited: Value for Money Policy

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Policy Owner:	Board	Date Reviewed:	April 2025
Approved by:	Board	Next Review Due:	April 2026

1 | Introduction

- 1.1. Quartz Housing (“Quartz”) is committed to operating as an effective business which delivers its objectives in as streamlined and cost effective a way as possible. We are mindful of the need to balance economy (cost), efficiency (output for cost) and effectiveness (meeting our objectives).
- 1.2. The purpose of this policy is to outline the approach that we will take to achieving Value for Money (VfM).
- 1.3. This policy applies to all operations undertaken by Quartz, all Board members, staff, managing agents, and third-party contractors should work in line with this policy.

2 | Policy Commitment

2.1. Procurement

- 2.1.1. A key area where we can achieve VfM is in the procurement of goods and services and, therefore, we will always seek to balance cost and quality to ensure the best VfM outcome in our purchasing decisions.
- 2.1.2. We will undertake a robust procurement process to ensure that the price and quality of services provides VfM to our business and residents. Our approach to monitoring and reviewing of our contracts will ensure that VfM is sustained, which ultimately contributes to our objective of becoming a sustainable business.
- 2.1.3. This is set out in our procurement policy which is monitored by the board.

2.2. Asset Management

- 2.2.1. We will measure the return on our housing assets by regular assessments against performance indicators to assess its financial return alongside any risk of change in performance. This will initially be conducted at individual property level, and as the business grows performance will be reported by asset group and geography. Where performance does not meet target expectations, we will take the necessary steps to improve.
- 2.2.2. This is set out in our asset management policy which is monitored by the board.

3 | Reporting

- 3.1. Performance against the Regulator’s metrics, where applicable, with a comparison to peers, will be published annually in our statutory accounts as required by the Value for Money Standard (2018).
- 3.2. In the future, we may also publish performance against additional VfM metrics, also with a comparison to peers, that illustrate outcomes relating to our service delivery model and commitments made to our residents.
- 3.3. However, due to the infancy of our business we will focus initially on the RSH specified indicators.

4 | Targets

- 4.1. As noted above we will report on the seven VfM metrics set by the regulator. Our initial targets for the next three years of operation are set out below.

#	Metric	Target	Sector Median Target	Comment
1	Reinvestment %	TBC	5.8%	
2	New supply delivered % (Social)	TBC	1.3%	
3	Gearing %	TBC	43.9%	
4	EBITDA MRI %	TBC	183%	
5	Headline social housing cost per unit	TBC	3.73	
6	Operating Margin % (SHL)	TBC	26.3%	
7	ROCE	TBC	3.3%	

5 | Policy Management

- 5.1. Overall responsibility for this policy rests with the board, day-to-day responsibility will be delegated to staff. The Board will monitor the performance of the organisation against the chosen VfM metrics on a quarterly basis.

6 | Background Documents

- 6.1. This policy should be read in conjunction with the following legislative and regulatory documents:

- The Governance and Financial Viability Standard
- Housing and Regeneration Act (2008)

and the following strategies and policies:

- Asset Management strategy
- Procurement policy