



# Work for us

Finance team roles  
Information pack

[www.nhg.org.uk/careers](http://www.nhg.org.uk/careers)

# Welcome



Thank you for your interest in being part of the finance directorate here at Notting Hill Genesis.

Like many of you reading this pack, I'm new here. I joined in April 2024, following many years as chief financial officer at NHS Property Services, which provides landlord and property services for 2,700 NHS buildings across England. Before that, I held several senior management roles in BT.

Now is an exciting time to join Notting Hill Genesis. We are going through a significant cultural reset to ensure that everyone who works for us is focusing on what matters most to residents, our most important customers, no matter what their role is.

Our Better Together corporate strategy sets out clearly what we want to achieve. It includes ambitious goals for improving the quality of our service and the experience of our residents. Put simply, we are committed to working better together for our residents, providing safe, warm and comfortable homes where they can live their lives well. At the same time, the strategy recognises the need for stable financial foundations if we are to achieve those goals.

The transformation of the finance directorate will be key.

Everyone in the team knows we need to improve the service we deliver to our residents, and we are all keen to do that. To help us, we've reviewed how the directorate is set up and have created several new teams and refreshed many of our roles. Successful candidates will have significant opportunities to make a genuine difference to our residents, whatever their personal circumstances, and support our mission of making London home.

This pack and the associated role profiles provide more information about our organisation and the sorts of people we're keen to attract. We're interested to hear from leaders at different stages of their career and from a range of markets. Most importantly, you'll be someone who genuinely puts customers first, has a passion for our vision and mission and makes our values visible every working day.

Although we undoubtedly face many challenges alongside others in the housing sector, Notting Hill Genesis has a good reputation for financial competence and innovation, and I'm looking forward to playing my part in an organisation that can make a genuine difference.

I hope you will do so too, and look forward to your application.

**Mark Smith**  
Chief financial officer

# Notting Hill Genesis at a glance

**£728.1m**  
Turnover

**£106.1m**  
Surplus before tax

**£1,158.5m**  
Available liquidity

**67,110**  
Properties owned or managed

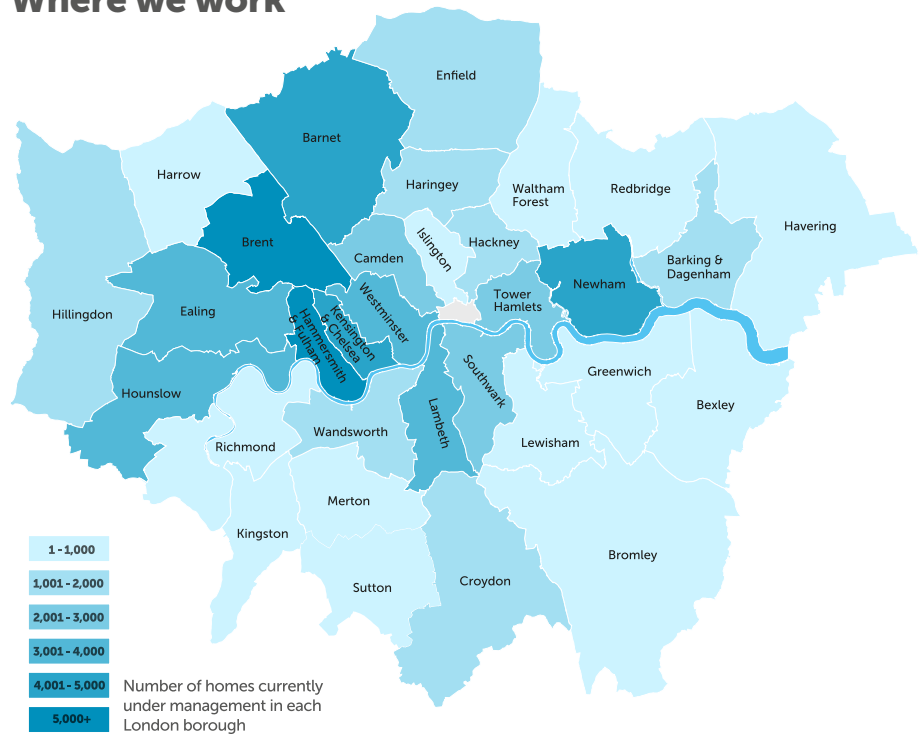
**8,000**  
New homes in our pipeline

**G1/V1**  
Regulatory rating

**A- (stable)**  
S&P rating

**A (negative)**  
Fitch rating

## Where we work



**67,110**

Total properties owned or under management

**60,759** In London

**6,351** Outside London

## Key performance statistics

	Six months ended 30/09/23 %	Six months ended 30/09/22 %
Surplus as % of turnover	5.5	23.6
Operating margin	23.4	33.2
Operating margin - social housing lettings	9.7	28.2
Surplus as % of income from lettings	8.6	21.9
Rent losses (voids and bad debts as % of rent and service charges receivable)	2.3	2.5
Rent arrears (gross arrears as % of rent and service charges receivable)	10.4	9.7
Interest cover (surplus before interest payable, depreciation and amortisation of housing properties as % of interest payable)	158.0	225.4
Gearing (total loans as a % of housing properties at cost)	38.0	37.0



# Making London home

## Our story

A home provides the basis for a stable and healthy society, but the capital’s housing crisis means that for too many Londoners, a home is out of reach.

We’re a not-for-profit organisation with a focus on providing quality homes at below-market rents for people who would otherwise struggle to afford them. We are both a landlord and a developer, with more than 60,000 existing homes and 10,000 more in our pipeline, and a well-established commercial business from which we reinvest surpluses to support the provision of below market-rent homes across the capital.

Founded in the 1960s to address slum conditions in west London, we’re now one of London’s largest charitable housing associations and a leading advocate and trusted partner to local councils and government, giving Londoners a base and community from which to achieve their potential.

Powered by half a billion pounds of investment through our Better Together strategy, we’re on a mission to improve how we deliver even better quality homes, connections and places for our 130,000 existing residents. Alongside working better together for our residents, we’ll also continue to build and develop new and more affordable homes, so that more people can continue to make London home.





# Better together

## Strategic priorities

### Better connections



To reconnect more fully with our residents and address their legitimate concerns, we need to get closer to them. We need to listen actively and empathetically and see our services from their point of view.

### Better homes



We want all our residents to have a safe, warm, comfortable home where they can enjoy life. We need to make improvements of one sort or another to the majority of our homes.

### Better places



A sense of community plays a crucial role in our residents' overall experience. We will manage our estates in a holistic, tenure blind way that meets the needs of the residents and local community.

### ENABLERS



Finances and value-for-money



People



Technology, digital transformation and data

## Customer strategy: priority outcomes

1

Residents feel safe in their homes

2

Residents feel like their house is a home

3

Housing costs are fair, predictable and easy to pay

4

We really listen to residents and act in response

5

We fix things well and fast

6

We take care of the property and place for today and the future



## Our finance team

There are four departments in our finance directorate, which includes around 100 colleagues in total. Although each department is responsible for a range of specific finance capabilities, all have a strong focus on operating collaboratively as one finance team delivering for our customers.

Each department is led by a director who reports to Mark Smith, our chief financial officer, who joined us in April 2024.

Three of the four departments are new. They've been created as part of our Better Together Finance programme, one of several strands that supports our wider Better Together corporate strategy.

Better Together Finance aims to refresh how we work so we're set up in the best way to support our operational colleagues to deliver the outcomes that matter most to residents and have the right tools to do our jobs well. It includes:

- Simplified processes for routine finance tasks so everyone is clear what they need to do when and actions take as little time as possible
- The introduction of Microsoft Dynamics, which works alongside other Microsoft products already used across our organisation, to automate those tasks where practical and replace our outdated and often cumbersome Compleat and SUN platforms
- A restructure to ensure the team has the right roles to support the new way of working, delivered by people who share our values and offering opportunities for career progression for those who want it

The restructure means we've recently recruited to various roles in finance. It's a real opportunity to create a new dynamic team, all working better together for our residents. It also means you won't be alone as a new staff member. Below we hear from two new recruits to the finance leadership team.



## Jessica Geraghty

Head of financial planning and analysis and business partnering

I'm looking forward to starting in my role in the financial services team in the summer.

My team are responsible for all facets of financial planning, including the 30-year strategic business plan, annual budgeting and monthly reporting. We will establish a robust financial planning and accounting framework, focusing on effective budgeting, forecasting and insightful analysis. Effective business partnering is key, ensuring all partners deliver value-added insights and challenge the business effectively.

I previously worked for E3G, a climate think tank, where I led business partnering and reporting across four countries. I've also worked in senior finance roles for the British Red Cross and Price Waterhouse Cooper.

I'm really looking forward to a new challenge with Notting Hill Genesis. It's an exciting time to be joining as we transform the finance function.



## Antoinette Nwifo

Head of optimisation

My team is responsible for shaping the revenue landscape, with a primary focus on service charges and a broader responsibility for optimising all forms of revenue income. I am committed to fostering a customer-centric ethos and continuous improvement culture within my team, ensuring all finance services deliver the best outcomes for our residents.

I have previously worked for several housing associations and councils. Most recently, I worked with The Riverside Group, where I led on all legislative and regulatory matters on rents and service charges.

I am thrilled to embark on a new challenge with Notting Hill Genesis. This is an exciting time to join as we spearhead the transformation of the finance function.

## Who you'll work with

All our current vacancies are in one of the three departments described here. Our directorate also includes a governance department, responsible for ensuring our organisation is well managed in line with legal and ethical requirements for the benefit of all our stakeholders, including residents, our most important customers.



### Wasiu Fadahunsi

Finance director for development, assets and sustainability

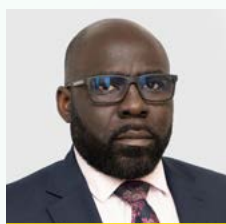
I'm responsible for business partnerships with both our assets and sustainability and development and sales directorates. My team works closely with colleagues in those areas to ensure they have the financial support they need. I also lead work for specific finance capabilities, including portfolio reporting, fixed assets, capital planning, investment, regeneration and joint ventures and project appraisal. In addition, I'm responsible for maintaining good relationships with all our investors, including banks, bondholders and credit agencies.



### Aaron Keyte

Finance director for operations and corporate services

Like Wasiu, my team and I work closely with colleagues in specific directorates alongside taking the lead for specific finance capabilities. We provide finance support to operations, our largest directorate, and to the smaller teams who make up our central services and information, systems and change departments. Across the organisation, I lead work on management reporting, budgeting and forecasting, strategic planning, business intelligence, financial strategy and performance reports and income and cost optimisation.



### Ayo Laleye

Finance director for financial services

I'm responsible for finance support services across our organisation. My team work on accounts payable and payment processes, accounts receivable and order processing, and tax compliance and planning. We also provide general accounting services, such as consolidation and statutory reporting, systems accounting and master data management.





## Our people

We have more than 1,500 colleagues, most of whom work at the heart of our communities, building relationships with residents that go beyond bricks and mortar. We strive to be the best we can, and are committed to working with our residents to ensure that everyone has a safe, secure and good quality home, and access to high standard services delivered in the way that suits them best – whether that’s online or face-to-face.

Our people and our values make up our flourishing and diverse culture. With us, you’ll be empowered to aim high and deliver. We want you to join our talented colleagues to learn, develop and grow.

We have created a set of example behaviours to help colleagues demonstrate our values. The new behaviours provide a standard and consistent framework for everyone and will be used when we recruit, induct, develop and appraise our staff.

We hold ourselves and each other to account for getting the job done. That means being creative, curious and keeping going until we find solutions. Whether you’re delivering services to our residents, supporting operations from a corporate office-based role or helping

to build new homes, there’s room for all kinds of passionate people here.

We’re committed to attracting talented, creative people. We’re not looking for one type of person – we’re hugely diverse. We don’t just accept difference, we celebrate and support it. We, like the communities we serve, thrive on it.

In 2022 we were awarded the Investors in People silver accreditation. We believe it reflects the effort we have put in to ensure our staff are led, supported, developed and managed well.

**INVESTORS IN PEOPLE**  
We invest in people Silver



# Our values

Our values set out what we stand for. They underpin the successful delivery of our strategic objectives, helping us to work better together for our residents as one organisation. Our values should be visible in everything we say and do, whether dealing with residents or people we work with.

# 1

## Compassionate

Our neighbourly spirit prevails and informs how we treat everyone, from the colleague sitting next to us to the resident in our care. We are generous with our time, our actions, and our investment in people, whether our colleagues or residents.

# 2

## Progressive

We are committed to change where it will improve services, systems or processes for our residents and others. Our teams strive to be better than the day before and recognise the achievements of getting there. By asking questions, thinking creatively and trying out new things, we ensure that change is incremental and that we learn from mistakes as we go.

# 3

## Dependable

If we say we are going to do something, we do it. We take ownership and hold ourselves and others accountable for following through on the commitments made. By demonstrating that we consistently deliver and keep our promises we build the trust of everyone we work with. Our colleagues and residents can count on us.

# 4

## Inclusive

We believe in housing that works for everyone. Celebrating the diversity of both our resident and employee communities, we commit to profoundly changing the balance of power in our organisation in order to authentically reflect them. We proactively fight injustice and champion equality. Collaboration, whether with external agencies or through internal teamwork, is the only way to achieve our collective vision. Good ideas can come from anywhere, so we take the time to listen to others and treat everyone with respect.

# 5

## Empowered

We are facilitators, here to champion and support our residents. Led by them and their needs, we empower them to use their home as a springboard to prosper and grow. We empower our people to lead, take ownership of their work and be accountable for everything they do. They leave their own mark as they contribute to the positive change we collectively make.



## Why work with us?

We care about the wellbeing of our people and we believe this makes Notting Hill Genesis a great place to work: a place where you'll feel supported and valued. As well as offering competitive salaries within our sector, we also provide a wide range of additional benefits and several ways to help you maintain a healthy work-life balance.

### Total compensation

Our basic salaries are very competitive. For pensions, we will contribute **up to 10.8%** of earnings alongside your contributions of up to 9.2%, which means that a maximum of 20% of earnings is put aside each month as total pension contributions.

### Internal mobility

Once you join us there are plenty of opportunities to grow and move around. We have many examples of people starting off in one area of the business and then moving into marketing, or HR or a more customer-facing role where you are dealing with residents every day. If you enjoy doing a wide variety of tasks and don't have a passion in one particular area, this could be the route for you.

### Our core benefits

- Generous pension contributions plus free life assurance
- Excellent annual leave allowance (25 days rising to 27 after 2 years of service) plus Christmas office closure
- Hybrid working opportunities
- Cycle2work
- Healthcare cash plan scheme
- Health and wellbeing service, including remote GPs
- Interest free season ticket loan
- Interest free tenancy deposit loan
- Enhanced maternity and paternity pay (qualifying period may apply)
- Wellbeing events, such as flu vaccination vouchers and massage days
- Professional subscriptions paid for

## Hybrid working

We value and respect difference and are committed to building an inclusive culture by creating an environment where you can balance a successful career with your commitments and interests outside of work. We support flexible working arrangements that foster collaboration, combined with the power of in-person interactions. We are supporters of hybrid working and many of our roles lend themselves to a mixture of office, community and home working. Some roles lend themselves to flexible options more than others and we are open to discussing agile working opportunities during the hiring process.

## Diversity

We are one of the most diverse and inclusive employers in London. Not only are 67% of our staff from an ethnically diverse background, we have also made a commitment to have 40% Black, Asian and minority ethnic representation at board and committee level by 2025. We are a Stonewall Diversity Champion and a Disability Confident employer. We also have several staff networks covering a range of diverse characteristics.

## Location

Your office space will be mainly in King's Cross, but you should also expect to spend time in our buildings in Hammersmith and Chelmsford for specific activities. All offer a modern working environment and are situated in areas that offer a wide range of amenities in vibrant local neighbourhoods.

## Wellbeing

The wellbeing group runs regular sessions including yoga, pilates and meditation classes. With a variety of events, activities, guest speakers, workshops and useful information, there's something for everyone. Our aim is to inform, inspire and help you get the most out of life as well as having fun at the same time.



## Learning and development

We are committed to developing you and your career; we want you to grow. We help colleagues to do this by providing career pathways as well as many varied learning and development opportunities. Our corporate programmes, such as leadership and mentoring, are complemented by a variety of online resources and facilitator-led sessions across the corporate skill base. To develop our leaders of tomorrow and help support our diversity initiatives, we support and encourage colleagues to take part in external development programmes such as Leadership 2025, Future of London Leaders Programmes and the G15 Accelerate Programme.