Sign In | Register

FitchRatings

RATING ACTION COMMENTARY

Fitch Downgrades Platform Housing Group Ltd to 'A'; Outlook Negative

Fri 02 Oct, 2026 - 10:00 AM ET

Fitch Ratings - London - 02 Oct 2026: Fitch Ratings has downgraded Platform Housing Group Ltd's Long-Term Foreign- and Local-Currency Issuer Default Ratings (IDRs) to 'A' from 'A+' and affirmed its Short-Term Foreign-Currency IDR at 'F1+'. The Outlooks on the Long-Term IDRs are Negative. Fitch has also downgraded the senior secured bonds issued by subsidiary Platform HG Financing Plc at 'A'.

A full list of ratings is below.

The downgrade reflects Platform's worsening financial leverage metrics.

Platform's rating is driven by its Standalone Credit Profile (SCP), which we have revised down to 'a-' from 'a'. The SCP reflects a 'Stronger' risk profile and a 'bbb' financial profile. Sustained high demand for social and affordable housing and cash flow from rented properties support Platform's credit, despite the challenging economic backdrop.

KEY RATING DRIVERS

Support Score Assessment 'Strong expectations'

Our 'Strong Expectations' of extraordinary support from the UK for Platform are reflected in a support score of 20 points, out of a maximum of 60, under Fitch's Government-Related Entities Rating Criteria. This reflects a combination of responsibility-to-support and incentive-to-support factors assessments as below.

Responsibility to Support

Decision Making and Oversight 'Strong'

Platform is a private, not-for-profit social housing registered provider (RP), and has no legal owner. All surpluses are reinvested to provide social housing. We consider the

regulatory framework for English social housing to have a robust legal basis, and the Regulator of Social Housing (RSH), which oversees the sector, to maintain sound control and tight monitoring of RPs. The regulator's history of oversight and non-financial intervention in rare cases of distress is a key factor behind the sector's solidity. In the event of financial distress, a transfer of assets and liabilities to another RP within the sector under the direction of the RSH would be likely.

Precedents of Support 'Strong'

Platform receives ongoing financial support through various grants from Homes England for social, affordable and shared ownership development. These grants support the creation of additional subsidised housing, rather than financing debt or preventing default. Fitch takes into account the support mechanisms the RPs can benefit from, or have benefitted from, through the UK government. Policy influence is supportive of financial stability, with very few RPs experiencing financial difficulties and none defaulting. Regulatory restrictions on government support are unlikely to prevent timely intervention in exceptional circumstances.

Incentives to Support

Preservation of Government Policy Role 'Strong'

Social housing is a crucial public service. We see no immediate impact on the service from an RP default, as other RPs can act as substitutes with only temporary disruption to their service. However, there would be a medium-term impact on the provision of service by hampering RPs' access to external financing for their maintenance capex and new investments and reducing their financial resilience.

Contagion Risk 'Not Strong Enough'

Default would have a minimal impact on either the availability or cost of domestic financing of the UK. Fitch considers that if a default occurred, it would be treated as an isolated case of mismanagement or viability concerns; as such, this should not affect the sector at large, however, could cause questions about the role of the regulator and sponsor. This entity is not recognized as a high-profile entity, and a default would not be a whole-system failure.

Standalone Credit Profile

Platform's SCP reflects the combination of a 'Stronger' risk profile and a 'bbb' financial profile. The 'a-' SCP is in line with that of stronger peers in the sector.

Risk Profile: 'Stronger'

Platform's 'Stronger' risk profile reflects the combination of assessments below:

Revenue Risk: 'Stronger'

Demand for social and affordable housing across England remains very strong, with more than 1.34 million applicants on waiting lists and macroeconomic factors making market rents increasingly unaffordable for many. Platform's provision of social and affordable homes continues to support a key public policy mission for the UK government at a time when spending power for both customers and the government is diminished. The wide geographic spread of Platform's properties across the UK significantly limits the risk of property-value fluctuations in specific regions.

Expenditure Risk: 'Stronger'

Platform has well-identified cost drivers and low potential volatility in major items. Platform Property Care, which provides repairs and maintenance, enables Platform to continue reinvesting in existing stock at competitive rates. Platform's staff costs are broadly in line with those of peers that also undertake repairs in house, at about 40% of the total.

Platform has adequate mechanisms for capital planning and funding and has shown generally effective management. The RSH closely monitors these arrangements through a 30-year financial forecast requirement and regulatory judgements. Platform developed more than 1,300 units in FY26 (financial year-end 31 March) and 1,000 in FY25, and aims to develop more than 6,000 units over the next five years. Homes England has confirmed Platform as a strategic partner for the 2026-2036 Social and Affordable Homes Programme and will receive GBP350 million in grants to build almost 2,800 new homes.

Liabilities and Liquidity Risk: 'Stronger'

Platform had about GBP1.8 billion of drawn debt at FYE26. It operates in a fully developed financial market with full access to banks, debt capital markets and private placements. As at March 2026, 99% of drawn debt was fixed rate, limiting exposure to fluctuations in capital markets. The weighted average life of debt is greater than 18 years due to long-dated bonds, loans and private placements.

The sector has broad access to finance, with institutional investors and banks widely available. At end-FY26, Platform had GBP605 million (FYE25: GBP510 million) undrawn committed revolving credit facilities. It also held about GBP125 million in cash, providing adequate liquidity to support its business plan in the medium term.

Financial Profile 'bbb'

Fitch's rating case expects Platform's annual operating turnover to average GBP463 million a year over FY27-FY31 (FY26: GBP378 million), with EBITDA averaging GBP176 million a year (FY26: GBP133 million). Our rating case forecasts that Platform's net debt will increase to about GBP2.5 billion by FYE31 from GBP1.7 billion at FYE26.

Fitch believes Platform's financial performance will remain strong in the medium term. High demand for low-cost housing, expected cost efficiencies and cross-subsidisation from shared-ownership sales should enable Platform to maintain consistent cash flow and sufficient revenue to service debt and support its development plan.

Platform has maintained adequate net adjusted debt/EBITDA, which our rating case forecasts will average about 12x, due to increased investment in existing homes and a modest increase in debt to fund its development programme. Overall, we expect the leverage ratio to trend, over the rating case, towards to the higher end of the 'bb' financial profile category, indicating that the SCP could fall to the higher end of the 'bbb' category, which underlines the Negative Outlook.

Other Rating Factors

We assess all asymmetric risk attributes as 'Neutral' due to a strong regulatory framework, transparent information reporting and a risk-averse debt structure. Platform's debt is mostly fixed rate (99%) and comprises plain-vanilla instruments such as pound sterling bonds and bank debt. The RSH assesses Platform's governance and management at the highest level of G1. Platform operates under English law, which we consider strong, and the Country Ceiling is 'AAA'. Information quality is strong, with external publications internally and externally audited.

Short-Term Ratings

Platform's 'F1+' Short-Term IDR is the higher of the two options that map to an 'A' Long-Term IDR, due to its 'Stronger' liabilities and liquidity risk assessment and a liquidity coverage score above 'a'.

PEER ANALYSIS

Platform's net adjusted debt/EBITDA is most comparable to providers that have a similar SCP within the 'a' category, in particular Vivid Housing Limited (A/Stable), which is also based outside London and is similarly sized. Both entities have similar revenue profiles and generate most of their revenue from social housing lettings.

Issuer Profile

At end-March 2026, Platform owned and managed about 51,000 housing units, making it one of the largest social housing RPs in the UK.

KEY ASSUMPTIONS

Fitch's rating case is a "through-the-cycle" scenario, which incorporates a combination of revenue, cost and financial risk stresses. It is based on FY22-FY26 historical figures and FY27-FY31 assumptions:

50bp stress to operating revenue

50bp stress to opex

RATING SENSITIVITIES

Factors that Could, Individually or Collectively, Lead to Negative Rating Action/Downgrade

Inability to restore operating performance close to its historical average, specifically net adjusted debt/EBITDA to below 12x.

Factors that Could, Individually or Collectively, Lead to Positive Rating Action/Upgrade

We could revise the Outlook to Stable if net adjusted debt/EBITDA improves structurally below 12x.

CLIMATE VULNERABILITY SIGNALS

The results of our Climate.VS screener did not indicate an elevated risk for Platform.

ESG Considerations

The highest level of ESG credit relevance is a score of '3', unless otherwise disclosed in this section. A score of '3' means ESG issues are credit neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. Fitch's ESG Relevance Scores are not inputs in the rating process; they are an observation on the relevance and materiality of ESG factors in the rating decision. For more information on Fitch's ESG Relevance Scores, visit https://www.fitchratings.com/topics/esg/products#esg-relevance-scores.

References for Substantially Material Source Cited as Key Driver Rating

The principal sources of information used in the analysis are described in the Applicable Criteria.

RATING ACTIONS

ENTITY / DEBT	RATING TYPE	RATING	RATING ACTION	PRIOR
Platform HG Financing Plc				
senior secured	LT	A	Downgrade	A+
Platform Housing Group Ltd	LT IDR	A Rating Outlook Negative	Downgrade	A+ Rating Outlook Negative
	ST IDR	F1+	Affirmed	F1+
	LC LT IDR	A Rating Outlook Negative	Downgrade	A+ Rating Outlook Negative
	LC ST IDR	F1+	Affirmed	F1+

VIEW ADDITIONAL RATING DETAILS

FITCH RATINGS ANALYSTS

Kabir Mauwoz
Senior Analyst
Primary Rating Analyst
+44 20 3530 1808
kabir.mauwoz@fitchratings.com
Fitch Ratings Ltd
30 North Colonnade, Canary Wharf London E14 5GN

Aditi Bhandari
Associate Director
Secondary Rating Analyst
+44 20 3530 2647
aditi.bhandari@fitchratings.com

Vladimir Redkin
Managing Director

Committee Chairperson
+44 20 3530 1514
vladimir.redkin@fitchratings.com

MEDIA CONTACTS

Athos Larkou
London
+44 20 3530 1549
athos.larkou@thefitchgroup.com

Additional information is available on www.fitchratings.com

PARTICIPATION STATUS

The rated entity (and/or its agents) or, in the case of structured finance, one or more of the transaction parties participated in the rating process except that the following issuer(s), if any, did not participate in the rating process, or provide additional information, beyond the issuer's available public disclosure.

APPLICABLE CRITERIA

Government-Related Entities Rating Criteria (pub. 18 Jul 2025)

Public Policy Revenue-Supported Entities Rating Criteria (pub. 10 Jul 2026) (including rating assumption sensitivity)

ADDITIONAL DISCLOSURES

Dodd-Frank Rating Information Disclosure Form

Solicitation Status

Endorsement Policy

ENDORSEMENT STATUS

Platform HG Financing Plc	UK Issued, EU Endorsed
Platform Housing Group Ltd	UK Issued, EU Endorsed

DISCLAIMER & DISCLOSURES

All Fitch Ratings (Fitch) credit ratings are subject to certain limitations and disclaimers. Please read these limitations and disclaimers by following this link: https://www.fitchratings.com/understandingcreditratings. In addition, the following https://www.fitchratings.com/rating-definitions-document details Fitch's rating definitions for each rating scale and rating categories, including definitions relating to

default. ESMA and the FCA are required to publish historical default rates in a central repository in accordance with Articles 11(2) of Regulation (EC) No 1060/2009 of the European Parliament and of the Council of 16 September 2009 and The Credit Rating Agencies (Amendment etc.) (EU Exit) Regulations 2019 respectively.

Published ratings, criteria, and methodologies are available from this site at all times. Fitch's code of conduct, confidentiality, conflicts of interest, affiliate firewall, compliance, and other relevant policies and procedures are also available from the Code of Conduct section of this site. Directors and shareholders' relevant interests are available at https://www.fitchratings.com/site/regulatory. Fitch may have provided another permissible or ancillary service to the rated entity or its related third parties. Details of permissible or ancillary service(s) for which the lead analyst is based in an ESMA- or FCA-registered Fitch Ratings company (or branch of such a company) can be found on the entity summary page for this issuer on the Fitch Ratings website.

In issuing and maintaining its ratings and in making other reports (including forecast information), Fitch relies on factual information it receives from issuers and underwriters and from other sources Fitch believes to be credible. Fitch conducts a reasonable investigation of the factual information relied upon by it in accordance with its ratings methodology, and obtains reasonable verification of that information from independent sources, to the extent such sources are available for a given security or in a given jurisdiction. The manner of Fitch's factual investigation and the scope of the third-party verification it obtains will vary depending on the nature of the rated security and its issuer, the requirements and practices in the jurisdiction in which the rated security is offered and sold and/or the issuer is located, the availability and nature of relevant public information, access to the management of the issuer and its advisers, the availability of pre-existing third-party verifications such as audit reports, agreed-upon procedures letters, appraisals, actuarial reports, engineering reports, legal opinions and other reports provided by third parties, the availability of independent and competent third- party verification sources with respect to the particular security or in the particular jurisdiction of the issuer, and a variety of other factors. Users of Fitch's ratings and reports should understand that neither an enhanced factual investigation nor any third-party verification can ensure that all of the information Fitch relies on in connection with a rating or a report will be accurate and complete. Ultimately, the issuer and its advisers are responsible for the accuracy of the information they provide to Fitch and to the market in offering documents and other reports. In issuing its ratings and its reports, Fitch must rely on the work of experts, including independent auditors with respect to financial statements and attorneys with respect to legal and tax matters. Further, ratings and forecasts of financial and other information are inherently forward-looking and embody assumptions and predictions about future events that by their nature cannot be verified as facts. As a result, despite any verification of current facts, ratings and forecasts can be

affected by future events or conditions that were not anticipated at the time a rating or forecast was issued or affirmed. Fitch Ratings makes routine, commonly-accepted adjustments to reported financial data in accordance with the relevant criteria and/or industry standards to provide financial metric consistency for entities in the same sector or asset class.

The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAA' to 'D'. Fitch also provides information on best-case rating upgrade scenarios and worst-case rating downgrade scenarios (defined as the 99th percentile of rating transitions, measured in each direction) for international credit ratings, based on historical performance. A simple average across asset classes presents best-case upgrades of 4 notches and worst-case downgrades of 8 notches at the 99th percentile. For more details on sector-specific best- and worst-case scenario credit ratings, please see Best- and Worst-Case Measures under the Rating Performance page on Fitch's website.

The information in this report is provided "as is" without any representation or warranty of any kind, and Fitch does not represent or warrant that the report or any of its contents will meet any of the requirements of a recipient of the report. A Fitch rating is an opinion as to the creditworthiness of a security. This opinion and reports made by Fitch are based on established criteria and methodologies that Fitch is continuously evaluating and updating. Therefore, ratings and reports are the collective work product of Fitch and no individual, or group of individuals, is solely responsible for a rating or a report. The rating does not address the risk of loss due to risks other than credit risk, unless such risk is specifically mentioned. Fitch is not engaged in the offer or sale of any security. All Fitch reports have shared authorship. Individuals identified in a Fitch report were involved in, but are not solely responsible for, the opinions stated therein. The individuals are named for contact purposes only. A report providing a Fitch rating is neither a prospectus nor a substitute for the information assembled, verified and presented to investors by the issuer and its agents in connection with the sale of the securities. Ratings may be changed or withdrawn at any time for any reason in the sole discretion of Fitch. Fitch does not provide investment advice of any sort. Ratings are not a recommendation to buy, sell, or hold any security. Ratings do not comment on the adequacy of market price, the suitability of any security for a particular investor, or the tax-exempt nature or taxability of payments made in respect to any security. Fitch receives fees from issuers, insurers, guarantors, other obligors, and underwriters for rating securities. Such fees generally vary from US$1,000 to US$750,000 (or the applicable currency equivalent) per issue. In certain cases, Fitch will rate all or a number of issues issued by a particular issuer, or insured or guaranteed by a particular insurer or guarantor, for a single annual fee. Such fees are expected to vary from US$10,000 to US$1,500,000 (or the applicable currency equivalent). The assignment, publication, or dissemination of a rating by Fitch shall not

constitute a consent by Fitch to use its name as an expert in connection with any registration statement filed under the United States securities laws, the Financial Services and Markets Act of 2000 of the United Kingdom, or the securities laws of any particular jurisdiction. Due to the relative efficiency of electronic publishing and distribution, Fitch research may be available to electronic subscribers up to three days earlier than to print subscribers.

For Australia, New Zealand, Taiwan and South Korea only: Fitch Australia Pty Ltd holds an Australian financial services license (AFS license no. 337123) which authorizes it to provide credit ratings to wholesale clients only. Credit ratings information published by Fitch is not intended to be used by persons who are retail clients within the meaning of the Corporations Act 2001.Fitch Ratings, Inc. is registered with the U.S. Securities and Exchange Commission as a Nationally Recognized Statistical Rating Organization (the "NRSRO"). While certain of the NRSRO's credit rating subsidiaries are listed on Item 3 of Form NRSRO and as such are authorized to issue credit ratings on behalf of the NRSRO (see https://www.fitchratings.com/site/regulatory), other credit rating subsidiaries are not listed on Form NRSRO (the "non-NRSROs") and therefore credit ratings issued by those subsidiaries are not issued on behalf of the NRSRO. However, non-NRSRO personnel may participate in determining credit ratings issued by or on behalf of the NRSRO.

dv01, a Fitch Solutions company, and an affiliate of Fitch Ratings, may from time to time serve as loan data agent on certain structured finance transactions rated by Fitch Ratings.

Copyright © 2026 by Fitch Ratings, Inc., Fitch Ratings Ltd. and its subsidiaries. 33 Whitehall Street, NY, NY 10004. Telephone: 1-800-753-4824, (212) 908-0500. Reproduction or retransmission in whole or in part is prohibited except by permission. All rights reserved.

READ LESS

SOLICITATION STATUS

The ratings above were solicited and assigned or maintained by Fitch at the request of the rated entity/issuer or a related third party. Any exceptions follow below.

Fitch's solicitation status policy can be found at www.fitchratings.com/ethics.

ENDORSEMENT POLICY

Fitch's international credit ratings produced outside the EU or the UK, as the case may be, are endorsed for use by regulated entities within the EU or the UK, respectively, for regulatory purposes, pursuant to the terms of the EU Regulation or the UK Regulation, as

the case may be. Fitch's approach to endorsement in the EU and the UK can be found on Fitch's Regulatory Affairs page on Fitch's website. The endorsement status of international credit ratings is provided within the entity summary page for each rated entity and in the transaction detail pages for structured finance transactions on the Fitch website. These disclosures are updated on a daily basis.