

North Belfast Housing Association Limited

Northern Ireland · Charity number 100038

Details

Known as	NBHA
Status	Received
Registered	2014-03-18
Register	View on the Charity Commission for Northern Ireland register

Contact

Address	Nb Housing Gatelodge 8 Flax Street Belfast Bt14 7eq BT14 7EQ
Phone	028 9059 2110
Email	info@nb-housing.org
Website	www.nb-housing.org

Activities

Purposes: The association is formed for the benefit of the community. Its charitable objects shall be to carry on for the benefit of the community: A2.1 the business of providing and managing housing, including social housing, and providing assistance to help house people and associated facilities, amenities and services for people in poverty or for the relief of aged, disabled (whether physically or mentally) or chronically sick people; A2.2 any other charitable object which is connected with or incidental to the provision of housing that can be carried out from time to time by a registered society registered as a charitable Housing Association under the Housing (Northern Ireland) Order 1992 and with the Commission.

What the charity does: The prevention or relief of poverty, The relief of those in need by reason of youth, age, ill-health, disability, financial hardship or other disadvantage

How the charity works: Accommodation/housing, Disability, Relief of poverty

Who the charity helps: Addictions (drug/solvent/alcohol abuse), Adult training, Children (5-13 year olds), General public, Homelessness, Men, Older people, Physical disabilities, Tenants, Unemployed/low income, Women, Youth (14-25 year olds)

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£9,613,682	£6,822,975	£-73,799,813	58

Trustees

Name	Role	Appointed
Mr Andrew Mcfarlane		
Mr Bob Hopkin		
Mr Brian Reid		
Mr John Hewitt		
Mr Owen Judge		
Mr Patrick O'hanlon		
Mr Paul Henry		
Mr Stephen Garvin		
Mr Tom Mervyn		
Mrs Brenda Morgan		
Mrs Ursula Mayers		
Ms Jane Shaw		
Ms Nicola Barber		
Ms Victoria Dunn		

North Belfast Housing Association Limited

Northern Ireland - Charity number 100038

Accounts

Registration number: IP000406

North Belfast Housing Association Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2025

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

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Board of Management and Advisers

Management Board Mrs Ursula Mayers (Chair)
Mr Tom Mervyn (Resigned 24/10/2024)
Mr Brian Reid (Secretary)
Mr Stephen Garvin (Treasurer)
Ms Jane Shaw
Mr Bob Hopkin
Mr Andrew McFarlane (Resigned 15/03/2025)
Mrs Brenda Morgan
Ms Nicola Barber
Mr Paul Henry (Resigned 20/08/2024)
Ms Victoria Dunn
Mr Patrick O'Hanlon
Mr John Hewitt (Joined 8/07/2024)
Mr Owen Judge (Joined 8/07/2024)

Chief executive Mr Donal Conway

Registered office Gate Lodge
8 Flax Street
Belfast
BT14 7EQ

Solicitors Edwards & Co
28 Hill Street
Belfast
BT1 2LA

Bankers Allied Irish Bank
35 University Rd
Belfast
BT7 1ND

Danske Bank
Donegall Square West
Belfast
BT1 6JS

Ulster Bank
Donegall Square East
Belfast
BT1 5UB

Auditors RBCA Limited
Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

Company number IP000406

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Board of Management and Advisers

Status	Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No. IP 406 Registered Charity with the Charity Commission for Northern Ireland - Charity Registration No.: NIC100038 Registered with the DfC (NI) - Number 55 Registered with Inland Revenue Charity No. - NO00274
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North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Report of the Board of Management for the Year Ended 31 March 2025

The Board of Management present their report and the audited financial statements for the year ended 31 March 2025 of North Belfast Housing Association Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Status

The Association is an Industrial and Provident Society and is registered with the Department for Communities ("DfC") providing housing accommodation for those in need. It has charitable status with HM Revenue and Customs and is a registered charity with the Charity Commission for Northern Ireland, registration No. NIC 100038.

Principal Activities

The Association provides general needs accommodation, purpose-built accommodation for the elderly and supporting housing solutions for those in need, including those with addictions, family issues and young homeless people.

Board of Management

The Association is governed by a 11 member voluntary Board of Management. The board set the strategic objectives for the association and receive regular reports on the association's progress and performance. The Board of Management are the directors of the company and are the trustees of the charity.

The Board consists of 5 females and 6 males. Our Board membership is drawn from a broad range of skills and experience, including a mix of professional and customer service. Our Board make up promotes equality, diversity and inclusion which strengthens good governance.

Recruitment to the Board is normally undertaken by advertisement or by direct contact. Members are chosen after consideration of the current skill mix of the board and the need to fill any gaps in expertise. All new members receive induction training and have access to training opportunities.

The Board of Management, who served the Association during the year, and up to the date of signing the financial statements, were:

Mrs Ursula Mayers (Chair)
Mr Tom Mervyn (Vice Chair)
Mr Brian Reid (Secretary)
Ms Jane Shaw
Mr Bob Hopkin
Mr Andrew McFarlane
Mrs Brenda Morgan
Mrs Nicola Barber
Ms Victoria Dunn
Mr Paul Henry
Mr Patrick O'Hanlon
Mr Stephen Garvin (Treasurer)
Mr John Hewitt
Mr Owen Judge

The members of the Board of Management hold a fully paid share of £1 each in the Association and no financial benefit is derived from such membership. Executive officers of the Association hold no interest in the Association's share capital and although not holding legal status of directors they act as executives within the authority delegated by the Committee.

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Report of the Board of Management for the Year Ended 31 March 2025

Performance for the year ended 31 March 2025

During the year the Association added 25 new family homes to bring the total number of stock managed at the 31st March 2025 to 1,161.

By adding to our stock and adding the annual rent increase, the revenue income generated through charges rose from £7,181,901 to £8,067,756 representing a 12% increase.

The Association took the decision to complete a staff structure review during the year and staff numbers increased, resulting in an increase in gross salaries from £1,401,777 to £1,595,231.

The Association managed to make 87 allocations of which 28 of these were new lets. All lets were made in accordance with the Housing Selection Scheme and awarded to families who were in greatest need.

The Association continued to invest in repairs and maintenance of stock and at the year end had expensed the following amounts in the repair categories.

Reactive Repairs	£ 281,671
Change of Tenancy	£ 203,692
Cyclical Repairs	£ 269,035
Planned Repairs	£ 354,189
Capital improvements	£1,419,040
Total investment	£2,527,627

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Report of the Board of Management for the Year Ended 31 March 2025

Reactive Repair performance time

Repair category	Number of orders	% of orders completed within response target
Emergency	1838	90.81%
Urgent	1188	71.51%
Routine 1 (10 working days)	917	73.52%
Routine 2 (20 working days)	671	77.71%

Financial KPI

	2024/2025	2023/2024
Operating Margin	43%	38%
Net Margin	40%	35%
Gearing ratio	9.85%	10.31%
Interest Cover ratio	8.06%	10.43%
Net debt per unit	£8,023	£7,789

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Report of the Board of Management for the Year Ended 31 March 2025

Expected performance in the year ending 31 March 2026

With the current corporate plan set to conclude in March 2025, the Association commenced developing a new corporate plan covering the period 2025-2028. This plan was shaped through consultation with tenants, staff, and the board, and will reflect our core ambitions with a continued emphasis on delivering high-quality, value-for-money services. This plan will guide our activities and resource allocation to achieve our mission, vision and values ultimately serving our tenants and communities.

The Association will continue to focus on delivering our asset management strategy and invest substantially in our stock to protect our assets and improve customer satisfaction.

The Association intends to deliver new stock enhancing the current provision and to seek development opportunities beyond Belfast city.

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Report of the Board of Management for the Year Ended 31 March 2025

Corporate Governance

In the opinion of the Board of Management, the Association follows best practice issued by the NHF Code of Governance and with the DfC Regulatory Standards. The Association is fully committed to providing high quality accommodation for those in need of social housing which is environmentally friendly and thermally efficient. During the year we completed our first properties to achieve an Energy Performance Rating of A.

The Association is very aware that we need good quality employees to deliver on the many and ambitious aims as we strive to deliver the best possible service. During the year not only did the Association add to its teams, a review of terms, conditions and salary levels was completed and benchmarked against similar providers, so NB Housing's employee package was in the top quartile offered by similar Associations.

Corporate Strategy

Strategic Imperatives

Our vision and mission detailed in our Strategic Plan 2022-2025 are outlined as follows:

Vision Statement

Everyone has an affordable, sustainable home in a supportive community that enables them to lead their best lives.

Mission Statement

To provide a place to call home and an outstanding service to those in need.

A home where people:

- feel they belong;
- feel safe;
- feel financially secure;
- feel supported; and
- feel part of the fabric of the community.

Supporting our Vision and Mission we have established a set of Values to influence and inform how we work together and provide a high quality service as a landlord.

Integrity - Building relationships of trust by being respectful, caring and honest with others;

Empowerment - Listening to other people, maximising their ability to find solutions and make decisions that help them live their best lives;

Excellence - Everyone is entitled to expect services of the highest quality that are responsive to their needs;

Collaboration - Working together with others in a supportive way to achieve the best outcome;

Fairness - Everyone is of equal worth and entitled to be treated fairly and included. Diversity is something to be recognised and celebrated;

Sustainability - Being concerned with the environment and with the future of those we serve.

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BUSINESS PERFORMANCE

The strategic plan 2022 - 2025 is divided into seven business aims:

Aims

Customer Engagement and Wellbeing

Aim: To promote the wellbeing and participation of customers in decisions that affect them.

Customer Service

Aim: To ensure that customers receive the highest possible level of service to meet their needs.

Building for the Future

Aim: To develop new housing for those in need and maintain the high quality of our existing stock.

Communication

Aim: To effectively promote the organisation and communicate with all stakeholders.

Finance

Aim: Ensure NB Housing has the financial resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Our People

Aim: Ensure NB Housing has the staff it needs to achieve its aims and priorities and they are effectively managed and supported to learn and develop.

Premises, physical and digital resources

Aim: Ensure NB Housing has the premises and other physical resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Governance

Aim: Ensure that the governance of NB Housing complies with the requirements of the law, relevant regulators, and best practice.

Annual Business Plan 2024 - 2025

The annual business plan is designed to support the delivery of the strategic aims contained in our corporate strategy. The business plan contained a total of 76 objectives of which we achieved 66, partially achieved 6 and did not achieve 4.

Annual Business Plan 2025 – Summary

	Q1	Q2	Q3	Q4
Achieved	5	15	20	66
Partially Achieved	0	31	26	6
Not Yet Due	71	30	30	0
Not achieved	0	0	0	4
Total	76	76	76	76

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Overall, performance against the annual business plan workstreams has been largely positive, with the majority of tasks fully completed. This achievement is particularly commendable given the backdrop of ongoing recruitment and labour market challenges. Focus has remained firmly on delivering essential services to our tenants.

One key workstream the Association did complete was the review of the staff structure. This exercise presented an important opportunity for the Association to adapt, strengthen its services, and safeguard the organisation in what continues to be a volatile labour market. During the year we added two new managerial positions to our senior management team, and created other positions that will strengthen departments and lead to enhanced and better services to our tenants and overall business efficiency.

Tenant Views

All tenants were issued with the annual tenant satisfaction survey in March 2025. A total of 142 returns were received representing a return rate of 12% an increase on the previous years return of just 8%. NB Housing's latest annual tenant satisfaction survey results showed percentage of tenants satisfied:

1. NB Housing Overall Service - 70%;
2. Rent represents good value - 73%;
3. Accommodation - 76%;
4. Area /Location - 69%;
5. Services represent value - 70%.

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Staff Development

NB Housing was accredited Investors in People status in 2015/16 and continues to focus on leading staff to achieve their potential and contribution to the success of the Association. This effort was further acknowledged by receiving the Investors in People Gold Award in 2019.

The Association has developed an IIP working group to review and develop workstreams to make employment with NB Housing both rewarding and attractive.

The Association continues to operate an Agile Working arrangement with job roles being assessed for suitability for partial home working.

Staff absence increased during the year with 4.97% days lost due to sickness compared with 4.58% in 2024 and 5.76% in 2023. Recruitment difficulties remained during the year causing delays in replacing and filling some posts. Our first apprentice continued their learning and development during the year and will become a full-time member of the team on the successful completion of his apprenticeship.

The Association continues to invest in staff development and training with an investment of 575 training hours with 190 attendances at a cost of £9,269.

Tenant engagement and creating opportunities for tenants to actively participate in the Association both within their communities and at a governance level remained a top priority, particularly with the launch of our new Tenant Participation Strategy 2025-2028. This strategy set out the Association's unwavering commitment to tenant involvement and clearly articulates how tenants can help shape our services and activities. The Association continues to regard learning from tenants as essential to delivering the high-quality service our tenants expect and deserve. The new strategy also acknowledges our evolving operating environment and embraces the potential to modernise and enhance tenant engagement through digital channels.

Throughout the year, the Association hosted a wide range of well-attended tenant engagement events. These included environmental projects such as developing communal garden spaces and flower planting, as well as baking classes, decorating initiatives, welcome boxes for new tenants, policy review sessions, and participation in various community-led multi-agency forums, all with the aim of improving the local communities

Going Concern

After making enquiries, the Board of Management have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

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Report of the Board of Management for the Year Ended 31 March 2025

Value for Money

NB Housing Board is committed to providing services and managing its assets in ways that achieve Value for Money (VfM). Value for Money is:

“Making the most efficient use of our assets and resources to deliver high quality and innovative services that successfully meet customer needs and expectations at lowest possible cost”

At NB Housing, Value for Money (VfM) is central to our commitment to operating as a modern, efficient organisation. It underpins our efforts to enhance service quality and ensure the provision of social housing to those in greatest need.

The Association adopts a thorough approach to self-assessment, using performance data to inform strategic decision-making and shape our improvement plans. This data also enables us to identify expenditure trends and sharpen our team's focus on achieving VfM.

The report presents a self-assessment that demonstrates how NB Housing is delivering value for money in pursuit of our strategic objectives. As part of the commitment to continuous improvement, the Association benchmarked its performance against local sector standards, allowing the Association to assess outcomes, identify areas for best value, and share insights.

The data included in the report is drawn from multiple sources. Financial information is based on our Annual Audited Accounts, while other performance indicators are compiled from internal KPI reports and tenant feedback.

To ensure the effective delivery of VfM, the Association reviewed key business processes, aligning budgetary decisions with the business plan priorities and undertook robust procurement practices to secure cost-effective services.

Despite increasing challenges and rising costs, the Association has delivered strong financial outcomes. Our balance sheet remains in a healthy position, ensuring we are well-equipped to meet our short, medium, and long-term commitments.

Treasury Management Policy

The Association seeks to manage loan balances at levels that sustain ongoing development while keeping interest costs to a minimum. This is achieved without jeopardising the capacity to meet financial commitments. The Association remains fully compliant with all banking loan covenants and has consistently completed successful annual reviews with its lenders. As of year-end, it had access to undrawn loan facilities and will continue to closely monitor its operations to ensure adequate financing remains available to support its strategic goals.

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Report of the Board of Management for the Year Ended 31 March 2025

Risk Management

The Association maintains a thorough risk management policy and conduct regular risk reviews. Our Board reviews a register of strategic risks every quarter. This register covers potential risks from the list below:

- Economic & Supply impact
- Windsor Framework
- GDPR
- Board membership
- Tenant Engagement
- Potential pressure on Association's ability to raise revenue, financial performance and fraud
- Cyber security and crime
- Development challenges to growth
- Poor service delivery
- ASB
- Net Zero target
- Staff welfare

The approach to risk management is embedded throughout the Association and is used to identify, assess, mitigate and monitor potential risks. In addition to the strategic risk register reviewed at board level, the senior management team also conduct an operational risk assessment ensuring management of non-strategic risks at an operational level. The purpose of this exercise is to improve and inform decision making, reduce risks where possible, enhance compliance and standards, and increase overall resilience and efficiency.

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Financial Risk Management

The Association is exposed to various financial risks, including credit risk, price risk, and interest rate risk. To mitigate these risks, the Association has implemented a risk management programme aimed at minimising adverse impacts on financial performance. This includes regularly reviewing operational activity in the context of changing market conditions and adjusting cashflow forecasts accordingly. The Association also maintains ongoing communication with lenders to stay informed about financial products and opportunities in the market.

Each risk is assessed in terms of the likelihood of the risk and the impact this risk would have then adopt mitigation to reduce the risk and a new assessment after the mitigation is implemented. All risks are reviewed quarterly.

In addition to this risk control exercise, we complete internal audits to assess our policies are effective and our practices are implemented which provide further assurance to board that our measures are adequate and necessary

Interest rate risk

The Association manages its exposure to interest rate fluctuations by maintaining a mix of fixed and variable rate borrowings within its loan portfolio. Decisions relating to fixing of rates will be taken when it is advantageous to the Association and provide a level of certainty.

Liquidity risk

To ensure adequate funding for its operations and strategic growth plans, the Association utilises a combination of long-term and short-term loan facilities. Cashflow is carefully managed and forecasted to ensure compliance with banking covenants and to meet financial obligations.

A rolling credit finance facility is in place to support ongoing development initiatives over the coming years. Working capital and cashflow are tightly controlled, with funds drawn from the facility as needed to support operations and investment.

Budget Control

Prior to the start of each financial year a detailed budget is prepared and presented to board. The budget analysis will consider business plan targets, investment decision and revenue raising. The budget will also consider development plans and allow for any private finance requirements to deliver new stock.

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Report of the Board of Management for the Year Ended 31 March 2025

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2022/2023 gave the Association the highest rating of Level 1 assessing the 3 standards: Governance, Finance and Consumer. The outcome of the 2023/24 regulatory judgement has not been announced and is pending.

The Association is subject to regulation by the Charity Commission for Northern Ireland as it is a registered charity and the Northern Ireland Housing Executive (NIHE) in its role in administration of Supporting People funding.

Results from internal audit reviews during the year all resulted in satisfactory assurance which is the highest rating.

Environmental matters

The Association recognises its corporate responsibility to carry out its operations and development programme whilst minimising environmental impacts. For this reason the board adopted Sustainable Reporting Standards which have developed measurable areas across 12 themes and against 48 different criteria.

In the reporting year NB Housing completed its second Environmental, Social and Governance (ESG) Report 2023-2024.

Internal Financial Control

The Board of Management meets regularly throughout the year with specific responsibilities to oversee the activities of the association, set our direction, provide leadership and to ensure the association operates effectively within strict regulatory controls and guidance.

The Board of Management have delegated authority to the following committees:

- Housing;
- Development and Property Management;
- Audit, Risk & Human Resources; and
- Finance.

Each committee operates within defined Terms of Reference. Committee meetings are held quarterly and receive performance reports and take necessary decisions within the delegated authority of the main Board of Management.

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Report of the Board of Management for the Year Ended 31 March 2025

Finance Committee

The Finance Committee oversees the Association's financial reporting, accounting policies, and the adequacy of its internal financial controls. Budgets are prepared prior to the end of each financial year and are subsequently reviewed by the Finance Committee on a quarterly basis. Actual performance is compared to budgeted figures through a structured review process, with any significant variances investigated and accounted for.

Short and medium-term cash flow forecasts are prepared to ensure the Association maintains sufficient working capital to meet its ongoing operational and development obligations. Longer-term financial forecasting is utilised to evaluate the implications of future stock investment strategies.

The Board of Management, together with senior management, holds responsibility for the Association's internal financial control systems, including the establishment and implementation of comprehensive control and reporting procedures. While the internal financial control framework is designed to provide reasonable assurance against material misstatement or loss, it cannot guarantee absolute protection.

The Committee has evaluated the effectiveness of the Association's internal financial control system for the financial year, and review processes remain ongoing. This assessment encompassed an in-depth examination of the principal business risks facing the Association, as well as a review of current internal financial control procedures.

The main elements of the internal control system in place are as follows:

- The Committee retains overall responsibility for strategic direction, and for the approval of all property transactions and significant capital expenditure.
- The organisational structure provides clearly defined lines of responsibility and a framework for the delegation of authority.
- Comprehensive budgets are developed for each business segment of the Association, which are subsequently reviewed and approved by the Committee. Actual performance is routinely compared to budget, and necessary corrective actions are identified and implemented.
- The Audit, Risk & Human Resource Committee regularly considers matters related to internal control, receiving updates from DfC monitoring, internal auditors, and senior management, thereby enabling continual assessment of the effectiveness of the Association's internal control system.

Statement of the Board's responsibilities in respect of the financial statements

The Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and Registered Housing Association legislation require the members of the Board of Management to prepare the financial statements for each financial year which give a true and fair view of the state of the Association's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and

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Report of the Board of Management for the Year Ended 31 March 2025

- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1963. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Events after the Balance Sheet date

The Association has no post balance sheet date events to disclose.

Charitable donations

Donations of £4,385 were made during the year. These donations were made in accordance with the Association's community fund objectives.

Financial sustainability

The Association has a robust framework of longer term financial planning in place. The Board regularly considers the longer term financial plan which covers a 30 year period.

Statement of disclosure of information to auditors

So far as each of the members of the Board of Management at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the Association's auditors are unaware, and
- that each Board member has taken all the steps that ought to have been taken as a Board member in order to be aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

Independent Auditors

The auditors, RBCA Limited, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

07 Oct 2025

Approved and authorised by the Board on and signed on its behalf by:

Ursula Mayers

.....
Mrs Ursula Mayers
Director

North Belfast Housing Association Limited
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Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Opinion

We have audited the financial statements of North Belfast Housing Association Limited for the year ended 31 March 2025, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, Statement of Cashflows and Notes to the Financial Statements including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and the Statement of Recommended Practice for Social Housing Providers issued by the National Housing Federation.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2025 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the requirements of the Co-operative and Community Benefits Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969), the Charities Act (Northern Ireland) 2008, The Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board of Management have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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Independent Auditor's Report to the Members of North Belfast Housing Association Limited

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of the Board of Management

As explained more fully in the Board of Management responsibilities statement the Board of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Management either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified areas of laws and regulations that could reasonably be expected have a material effect on the financial statements from our sector experiences through discussion the Board of Management and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting and taxation legislation. We considered the extent of compliance with those laws and regulations as apart of our procedures on the related financial statement items.
- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect was limited to enquiry of the Board of Management.
- We communicated applicable laws and regulations throughout our audit team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

- Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Other required reporting

Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 exception reporting

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, we are required to report to you if, in our opinion:

- A satisfactory system of control over transactions has not been maintained; or
- We have not received all the information and explanations we require for our audit; or
- Proper accounting records have not been kept by the association; or
- The financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 exception reporting

Under the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 we are required to report to you if, in our opinion:

- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records; or
- We have not received all the information and explanations we require for our audit.

We have no exceptions to report arising from this responsibility.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Use of our report

This report is made solely to the Board of Management, in accordance with Article 38 of the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969). Our audit work has been undertaken so that we might state to the Board of Management those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Board of Management and the Association as a body, for our audit work, for this report, or for the opinions we have formed.

Brian Stewart

.....
Brian Stewart (Senior Statutory Auditor)
For and on behalf of RBCA Limited, Statutory Auditor

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

Date: 08 Oct 2025
.....

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Statement of Comprehensive Income for the Year Ended 31 March 2025

	Note	2025 £	2024 £
Turnover		9,571,558	8,481,467
Operating costs	5	<u>(6,547,267)</u>	<u>(6,169,155)</u>
Operating surplus for the year		3,024,291	2,312,312
Interest received	10	36,124	19,433
Interest payable	11	(275,708)	(231,492)
Other finance (costs)/income	12	<u>6,000</u>	<u>8,000</u>
Surplus for the financial year		<u>2,790,707</u>	<u>2,108,253</u>
Remeasurement loss on defined benefit pension schemes	26	<u>-</u>	<u>(47,629)</u>
Total comprehensive income for the year		2,790,707	2,060,624

The notes on pages 27 to 51 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

(Registration number: IP000406)
Statement of Financial Position as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Other tangible assets	15	820,407	832,352
Housing properties	13	101,524,856	93,797,376
Investments	16	-	250
		<u>102,345,263</u>	<u>94,629,978</u>
Current assets			
Debtors	18	818,888	1,174,616
Investments	17	2,842,178	1,406,053
Cash at bank and in hand		<u>334,542</u>	<u>458,937</u>
		3,995,608	3,039,606
Creditors: Amounts falling due within one year	19	<u>(4,812,963)</u>	<u>(4,171,628)</u>
Net current liabilities		<u>(817,355)</u>	<u>(1,132,022)</u>
Total assets less current liabilities		101,527,908	93,497,956
Creditors: Amounts falling due after more than one year	20	<u>(68,986,850)</u>	<u>(63,747,603)</u>
Net assets		<u>32,541,058</u>	<u>29,750,353</u>
Capital and reserves			
Called up share capital	22	22	22
Revenue reserve		<u>32,541,036</u>	<u>29,750,331</u>
Total funds		<u>32,541,058</u>	<u>29,750,353</u>

07 Oct 2025

Approved and authorised by the Board on and signed on its behalf by:

Ursula Mayers

.....
Mrs Ursula Mayers
Director

Brian Reid

.....
Mr Brian Reid
Director

R Hopkin

.....
Mr Robert Hopkin
Director

The notes on pages 27 to 51 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Statement of Changes in Reserves for the year ended 31 March 2025

	Restricted reserve	Unrestricted fund	2025
	£	£	£
Balance at 1 April 2024	-	29,750,331	29,750,331
Surplus/(deficit) from statement of comprehensive income	(4,055)	2,794,760	2,790,705
Transfer from unrestricted fund to restricted reserve (Note 30)	4,055	(4,055)	-
Balance at 31 March 2025	-	32,541,036	32,541,036

The notes on pages 27 to 51 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Statement of Cash Flows for the Year Ended 31 March 2025

	Note	2025 £	2024 £
Cash flow from operating activities	A	3,684,364	2,829,279
Cash flow from Investing activities			
Purchase of housing properties		(9,321,163)	(10,714,597)
Purchase of other fixed assets		(29,883)	(22,575)
Proceeds from sale of tangible fixed assets		223,394	339,864
Grants received		6,535,662	4,317,397
Interest received		36,124	19,433
Net cash flow from investing activities		1,128,497	(3,231,199)
Cash inflow from financing activities			
Repayments of borrowings		458,942	2,950,060
Interest paid		(275,710)	(231,492)
Net cash flow from financing activities		183,232	2,718,568
Net change in cash and cash equivalents		1,311,729	(512,631)
Cash and cash equivalents at the beginning of the year		1,864,990	2,377,621
Cash and cash equivalents at end of the year	B	3,176,719	1,864,990

The notes on pages 27 to 51 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to Statement of Cash Flows for the Year Ended 31 March 2025

	2025	2024
	£	£
Note A - Cash flow from operating activities		
Surplus for the year	3,030,293	2,312,312
Depreciation	1,691,373	1,635,331
Amortisation of grant	(1,117,887)	(1,098,901)
Loss on sale of fixed assets	9,195	22,933
Difference in pension charge and cash contributions	6,000	19,000
Movements:		
- Rental debtors	(120,938)	(86,967)
- Other debtors	(8,587)	(39,501)
- Creditors less than one year	194,915	65,076
	3,684,364	2,829,279

The notes on pages 27 to 51 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to Statement of Cash Flows for the Year Ended 31 March 2025

	At 1 April 2024	Cash flow	Other Changes	At 31 March 2025
	£	£	£	£
Note B - Analysis of net debt				
Cash in hand and at bank	458,937	(124,295)	-	334,542
Investment	1,406,053	1,436,124	-	2,842,177
Cash and cash equivalents	1,864,990	1,311,729	-	3,176,719
Debt due within one year	(541,278)	(249,032)	-	(790,310)
Debt due after more than one year	(8,315,444)	(209,910)	-	(8,525,354)
	(6,991,732)	852,787	-	(6,138,945)

	2025 £	2024 £
Note C - Reconciliation of net cash flow to movement in net debt		
Decrease in cash and cash equivalents in the year	1,311,729	(512,631)
Repayments of loans	(458,942)	(2,967,054)
Movement in net debt in the financial year	852,787	(3,462,691)
Net debt at 1 April	(6,991,732)	(3,529,041)
Net debt at 31 March	(6,138,945)	(6,991,732)

The notes on pages 27 to 51 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

1 General information

The association's principal activity during the financial year was providing high quality, affordable homes for rent throughout Northern Ireland. The association is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and incorporated in the UK.

The address of its registered office is:

Gate Lodge
8 Flax Street
Belfast
BT14 7EQ

The presentational currency is £ sterling and the level of rounding is £1.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements of North Belfast Housing Association Limited have been prepared on the going concern basis in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") under the historical cost convention, and in accordance with the applicable accounting standards in the United Kingdom and Statement of Recommended Practice for Accounting by Registered Social Landlords.

The principal accounting policies, which have been applied consistently throughout the year, are set out below. The presentation of the financial statements complies with the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention. The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the association accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

Going concern

After making appropriate enquires, the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason, it continues to adopt the going concern basis in the financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the association and value added taxes. The association bases its estimates of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash and cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of the consideration is measured at the present value of all future receipts using the imputed rate of interest. The association recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the association retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow through the association and (e) when the specific criteria relating to each of the associations' sales channels have been met, as described below and in note 4.

Net rental income

Income includes rent and service charge income arising from the provision of housing accommodation and the amortisation of Housing Association Grant. Income is recognised in the period to which it relates.

Employee benefits

The association provides a range of benefits to employees, including paid holiday arrangements and defined benefit pension plans.

i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

ii) Multi-employer pension plan

Retirement benefits to employees of the Association are provided by the Northern Ireland Local Government Officers Superannuation Committee (NILGOSC) defined benefit scheme which is externally funded.

The assets of the NILGOSC scheme are held separately from those of the Association. The Association has adopted FRS 102 section 28 "Employee benefits" in these financial statements. Pension scheme assets are measured using market value. Pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term to the liability. The increase in the present value of the liabilities of the Association's defined benefit pension scheme arising from employee service in the year is charged to operating surplus. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This cost is recognised in the Statement of Comprehensive Income as "Other finance costs."

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

Housing Association Grant and other grants

Housing Association Grant and other grants received as a contribution towards the capital costs of housing properties of the Association were set against the capital cost of these properties in the prior years. Housing Association Grant is disclosed as "Creditors: amounts falling due after more than one year" rather than set against the capital cost and are amortised to the Statement of Comprehensive Income as per the turnover policy. Housing Association Grant received against revenue expenditure is credited to revenue in the period in which the related expenditure is charged.

Such grants, although treated as a grant for accounting purposes, may be repayable under certain circumstances, primarily following the sale.

Depreciation and impairment

Housing properties

Housing properties are split between land, structure and major components which require periodic replacement. Replacement or refurbishment of such major components is capitalised and depreciated over the estimated useful life which has been set taking into account professional guidance and the association's asset management strategy. In determining the remaining useful lives for the housing stock, the association has taken account of views provided by both internal and external professional sources.

Land is not subject to depreciation. Depreciation is charged so as to write down the cost or valuation of the freehold housing properties and major components on a straight-line basis over their expected useful economic lives.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, over the following periods:

Asset class	Depreciation method and rate
Structure	100 years
Kitchen	15 years
Bathroom	25 years
Heating boiler	15 years
Heating system	25 years
Windows and doors	25 years
Electrics	30 years
Lift	30 years
Roof	30 years

Housing assets are depreciated in the month of acquisition, or in the case of a larger project, from the month of completion. Where there is evidence of impairment, the fixed assets are written down to the recoverable amount and any write down would be charged to the operating surplus.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

Other fixed assets

Depreciation of other fixed assets is charged over the estimated useful economic lives of the assets.

Office premises - 2% straight line

Office furniture and equipment - 20% reducing balance

Computer equipment - 20% straight line

Subsequent additions and major components

Subsequent costs, including major inspections, are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the association and the cost can be measured reliably. The carrying amount of any replaced component is de-recognised.

Repairs, maintenance and minor inspection costs are expensed as incurred.

Derecognition

Tangible assets are de-recognised on disposal or when no future economic benefits are expected. On disposal the difference between the net disposal proceeds and the carrying amount is recognised in the Statement of Comprehensive Income.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

Impairment of non-financial assets

At each Statement of Financial Position date non-financial assets are not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. These cash flows discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the assets.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the Statement of Comprehensive Income and Retained Earnings, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the Statement of Comprehensive Income and Retained Earnings.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or amortisation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of Comprehensive Income and Retained Earnings.

ii) Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence of uncertain future events not wholly within the Association's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

Financial instruments

The association has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash and bank balances initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in Statement of Comprehensive Income and Retained Earnings.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in Statement of Comprehensive Income and Retained Earnings.

Financial assets are de-recognised when (a) the contractual rights to the cash flows from the asset to expire or are settled, (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or, (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions. Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in the Statement of Comprehensive Income and Retained Earnings, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow association companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate of method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occur. The extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Disposal proceeds fund

The Tenant House Sales Scheme ended in August 2024, and the association no longer needs to account for any proceeds from sales, as there are no remaining balances.

Tenant services fund

The surplus/deficit generated in this fund is transferred to a reserve, held within creditors.

Revenue reserves

The Association's policy is to retain a level of revenue reserves which reflects its needs at the current time and in the foreseeable future. The reserves required are sufficient to meet committed running costs for a period equivalent to nine months budgeted future expenditure. The Board of Management reviews the adequacy of the revenue reserves level on an annual basis.

Restricted fund

Under the terms of the Supporting People Funding Agreement Supporting People funding must be identified as a Restricted Fund. Income and expenditure relating to Supporting People Funding must be denoted as restricted. Supporting People reserves, if applicable, are held separately and denoted as Restricted Funds. Any deficit is offset against the general reserve.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

3 Critical accounting judgements and estimation uncertainty

Estimates and judgements made in the process of preparing the association financial statements are continually evaluated and are based on historical expenses and other factors, including expectations of future events that believed to be reasonable under the circumstances.

(a) Critical judgement in applying the entity's accounting policies

There are no critical judgements in applying the entity's accounting policies.

(b) Critical accounting estimates and assumptions

The Board of Management makes estimates and assumptions concerning the future in the process of preparing the association financial statements. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Useful economic lives of housing properties

The annual depreciation on housing properties is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reviewed annually. They are amended when necessary to reflect current estimates, based on future investments, economic utilisation and the physical condition of the assets.

(ii) Defined benefit pension scheme

The Association has an obligation to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the balance sheet. The assumptions reflect historical experience and current trends.

(iii) Accruals

Included in accruals is an an accrual for purchase orders issued to contractors at the year end. Management base this estimate on purchase orders raised at the year end for which no invoices have been received. A purchase order is considered the best estimate given the large number of purchase orders in the year and there is an expectation that work will be completed once the purchase order is raised. Management are aware that the final invoice may vary to the accrual due to variations. The purchase order is based on agreed rates with the contractor and once a purchase order is raised it creates a constructive obligation with the contractor.

There are no other critical accounting estimates and assumptions.

4 Analysis of turnover

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

Turnover and results relate to the association's main activities which are carried out in the United Kingdom. Turnover represents rental and service charge income and residential charges for housing with care, net of voids. It also includes amortisation of grants received from the Northern Ireland Housing Executive.

5 Operating costs

	2025	2024
	£	£
Social housing activities	6,116,764	5,945,960
Non-social housing activities	430,503	223,195
	6,547,267	6,169,155

6 Operating surplus

	2025	2024
	£	£
This is stated after charging/(crediting):		
Staff costs (Note 7)		
Wages and salaries	1,991,533	1,775,379
Depreciation		
- Housing properties	1,649,546	1,591,731
- Other tangible fixed assets	41,828	43,600
Amortisation of grants	(1,117,887)	(1,098,901)
Auditors' remuneration		
- Audit services	13,658	8,076

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

7 Employee information

	2025	2024
	£	£
Staff costs		
Gross salaries	1,567,952	1,401,777
Employer's NIC	149,030	129,307
Other pension costs	274,551	244,295
	1,991,533	1,775,379
	2025	2024
	Number	Number
Average monthly number of persons employed during the year:	48	44

8 Directors' emoluments

The aggregate remuneration of key management personnel of the Association during the year was:

	2025	2024
	£	£
Aggregate emoluments (including pension contributions)	277,468	267,085
Emoluments payable to the highest paid director (excluding pension contributions)	92,960	90,038

The number of key management to whom emoluments (excluding pensions) were paid during the year falls within each of the following bands:

Salary Band	2025	2024
	No.	No.
£90,000 - £100,000	1	-
£80,000 - £90,000	-	1
£70,000 - £80,000	2	-
£60,000 - £70,000		2
	3	3

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

Members of the Board of Management serve in a voluntary capacity and none (2024: none) were in receipt of emoluments during the year.

The Board and Committee members were reimbursed for expenses totalling £Nil (2024: £Nil) during the year.

9 Disposal proceeds fund

	2025	2024
	£	£
Opening balance	368,736	286,786
Surplus/(deficit) on disposal		280,625
Recycled HAG	(368,736)	(198,675)
Closing balance	-	368,736

10 Interest receivable and similar income

	2025	2024
	£	£
Interest receivable	36,124	19,433

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

11 Interest payable and similar expenses

	2025	2024
	£	£
Loans repayable within 5 years	63,824	54,812
Loans repayable wholly or partly in more than 5 years	211,884	176,680
	275,708	231,492

12 Other finance costs

	2025	2024
	£	£
Defined benefit pension scheme net interest expense/(income)	(6,000)	(8,000)

13 Tangible fixed assets - housing properties and housing association grants

	2025	2024
	£	£
Housing Properties		
Cost		
At 1 April	115,255,566	104,540,967
Additions	9,546,663	11,153,704
Disposals	(225,499)	(439,105)
Transfers		-
At 31 March	124,576,730	115,255,566
Accumulated depreciation		
At 1 April	21,458,190	20,137,820
Charge for the year	1,649,546	1,591,731
Disposals	(55,862)	(271,361)
At 31 March 25	23,051,873	21,458,190
Net book value		
At 31 March	101,524,857	93,797,376

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2025

Notes to the Financial Statements for the Year Ended 31 March 2025

14 Housing Association Grants

	2025	2024
Housing Association Grants	£	£
Cost		
At 1 April 2024	73,489,623	69,413,809
Additions	6,535,662	4,375,314
Disposals	(43,712)	(299,500)
At 31 March	79,981,573	73,489,623
Accumulated amortisation		
At 1 April 2024	17,266,316	16,381,674
Charge for the year	1,117,887	1,098,901
Disposals	(36,447)	(214,259)
At 31 March	18,347,756	17,266,316
Net book value		
At 31 March	61,633,816	56,223,307

North Belfast Housing Association Limited
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Notes to the Financial Statements for the Year Ended 31 March 2025

15 Other tangible assets

	Motor Vehicles £	Office Premises £	Office Furniture and Fittings £	Total £
Cost				
At 1 April 2024	6,038	1,193,874	322,319	1,522,231
Additions	-	-	29,883	29,883
At 31 March 2025	6,038	1,193,874	352,202	1,552,114
Accumulated depreciation				
At 1 April 2024	3,521	405,928	280,430	689,879
Charge for the year	1,209	21,832	18,787	41,828
At 31 March 2025	4,730	427,760	299,217	731,707
Net book value				
At 31 March 2025	1,308	766,114	52,985	820,407
At 31 March 2024	2,517	787,946	41,889	832,352

16 Fixed Asset Investments

	Investments £
At 1st April 2024	
Cost and net book value	250
Less: Disposal during the year	(250)
Balance as at 31 March 2025	-

North Belfast Housing Association Limited
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Notes to the Financial Statements for the Year Ended 31 March 2025

17 Current Asset Investments

	2025	2024
	£	£
Deposit bank accounts	2,842,178	1,406,053

18 Debtors

	2025	2024
	£	£
Rental Debtors Gross - Technical	422,850	301,912
Rental Debtors Gross - Non Technical	195,172	157,790
Provision for Bad Debts	(195,172)	(157,790)
Net rental (including rates, service charges) debtors	422,850	301,912
Other Debtors	10	-
Tenants services account	25,319	
Prepayments and accrued income	175,756	167,169
Housing Association Grant receivable	194,953	705,535
	818,888	1,174,616

19 Creditors: amounts falling due within one year

	2025	2024
	£	£
Housing loans (Note 21)	790,310	541,278
Trade creditors	64,192	53,342
Rent, rates and service charges received in advance	113,777	94,141
Accruals and deferred income	2,613,803	2,315,497
Housing Association Grant deferred (Note 14)	1,172,320	1,071,773
Tenants services account	-	7,132
Other creditors	1,004	354
Housing For All Grant	57,556	

North Belfast Housing Association Limited
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Notes to the Financial Statements for the Year Ended 31 March 2025

Disposal proceeds fund (Note 9)	-	88,111
	4,812,963	4,171,628

20 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Housing loans (Note 21)	8,525,354	8,315,444
Disposal proceeds fund (Note 9)	-	280,625
Housing Association Grants deferred (Note 14)	60,461,496	55,151,534
	68,986,850	63,747,603

The surplus on the disposal proceeds fund must be used within two years of the sale of the property.

21 Loans

	2025	2024
	£	£
Housing Loans		
Less than one year, or on demand	790,310	541,278
Between one and two years	2,391,166	545,323
Between two and five years	5,463,146	6,774,972
After more than five years	671,041	995,972
	9,315,664	8,856,724

Security

Housing loans are secured by specific charges on the Association's properties and are repayable at varying rates of interest in instalments.

North Belfast Housing Association Limited
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Notes to the Financial Statements for the Year Ended 31 March 2025

22 Called up share capital

	2025	2024
	£	£
Ordinary shares of £1 each, fully paid		
As at 1 April 2024	22	16
Issued/(released) during the year		6
Repaid	-	-
As at 31 March 2025	22	22

23 Turnover, operating costs and operating surplus

		2025		2024
	Operating	Operating	Operating	Operating
	Turnover	Costs	Surplus	Surplus
	£	£	£	£
Social Housing Activities	9,042,035	6,116,763	2,925,272	2,269,222
Non-Social Housing Activities	529,523	430,502	99,021	(6,993)
	9,571,558	6,547,265	3,024,293	2,262,229

24 Housing stock

Number of units owned on 31 March	2025	2024
	Number	Number
Self-contained		
General needs housing	1,029	1,004
Sheltered housing	64	64
Supported housing	68	68
	1,161	1,136

North Belfast Housing Association Limited

Northern Ireland - Charity number 100038

Accounts

Registration number: IP000406

North Belfast Housing Association Limited

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for the Year Ended 31 March 2024

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Board of Management and Advisers

Management Board	Mrs Ursula Mayers (Chair) Mr Tom Mervyn (Vice Chair) Mr Brian Reid (Secretary) Ms Jane Shaw (Treasurer) Mr Bob Hopkin Mr Andrew McFarlane Mrs Brenda Morgan Mr Paul Henry Mrs Dervla Kearney Ms Nicola Barber Ms Victoria Dunn Mr Patrick O'Hanlon Mr Stephen Garvin
Chief executive	Mr Donal Conway
Registered office	Gate Lodge 8 Flax Street Belfast BT14 7EQ
Solicitors	Edwards & Co 28 Hill Street Belfast BT1 2LA
Bankers	Allied Irish Bank 35 University Rd Belfast BT7 1ND Danske Bank Donegall Square West Belfast BT1 6JS Ulster Bank Donegall Square East Belfast BT1 5UB
Auditors	RBCA Limited Linenhall Exchange 26 Linenhall Street Belfast BT2 8BG
Company number	IP000406
Status	Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No. IP 406 Registered Charity with the Charity Commission for Northern Ireland - Charity Registration No.: NIC100038 Registered with the DfC (NI) - Number 55 Registered with Inland Revenue Charity No. - NO00274

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

The Board of Management present their report and the audited financial statements for the year ended 31 March 2024 of North Belfast Housing Association Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Status

The Association is an Industrial and Provident Society and is registered with the Department for Communities ("DfC") providing housing accommodation for those in need. It has charitable status with HM Revenue and Customs and is a registered charity with the Charity Commission for Northern Ireland, registration No. NIC 100038.

Principal Activities

The Association provides general needs accommodation, purpose-built accommodation for the elderly and supporting housing solutions for those in need, including those with addictions, family issues and young homeless people.

Board of Management

The Association is governed by a 12 member voluntary Board of Management. The board set the strategic objectives for the association and receive regular reports on the association's progress and performance. The Board of Management are the directors of the company and are the trustees of the charity.

The Board consists of 5 females and 7 males. Our Board membership is drawn from a broad range of skills and experience, including a mix of professional and customer service. Our Board make up promotes equality, diversity and inclusion which strengthens good governance.

Recruitment to the Board is normally undertaken by advertisement or by direct contact. Members are chosen after consideration of the current skill mix of the board and the need to fill any gaps in expertise. All new members receive induction training and have access to training opportunities.

The Board of Management, who served the Association during the year, and up to the date of signing the financial statements, were:

Mrs Ursula Mayers (Chair)
Mr Tom Mervyn (Vice Chair)
Mr Brian Reid (Secretary)
Ms Jane Shaw (Treasurer)
Mr Bob Hopkin
Mr Andrew McFarlane
Mrs Brenda Morgan
Mrs Nicola Barber (Appointed 23/05/2023)
Ms Victoria Dunn (Appointed 23/05/2023)
Ms Dervla Kearney (Appointed 23/05/2023) (Resigned 22/03/2024)
Mr Paul Henry (Appointed 23/05/2023)
Mr Patrick O'Hanlon (Appointed 23/05/2023)
Mr Stephen Garvin (Appointed 4/07/2023)

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

The members of the Board of Management hold a fully paid share of £1 each in the Association and no financial benefit is derived from such membership. Executive officers of the Association hold no interest in the Association's share capital and although not holding legal status of directors they act as executives within the authority delegated by the Committee.

Performance for the year ended 31 March 2024

During the year the number of homes in ownership increased to 1,136 from 1,108 at the end of the prior year representing a 2.5% increase in stock size for the Association. Turnover increased by 9.2% from £7,763,903 in 2022/23 to £8,481,467 in 2023/24. This increase is as a result of new homes added to the Association's stock during the year. An average annual inflationary rent increase of 6% on much of our existing stock also helped to boost turnover.

During the past year the association faced a number of significant challenges in the delivery of maintenance projects. This resulted in a number of planned schemes being delayed. The association made progress in the latter part of the year by completing a number of procurements that will spread repair and investment workflows across a number of capable contractors. Expenditure on component replacements last year was £281,258 and a further £40,000 was expended on adaptations.

Operating costs of £6,150,155 represent 73% of turnover (2023: 69%). The Association generated an operating surplus for the year of £2,108,253.

The Board has a set number of key performance indicators monitoring the operations of the Association on regular basis.

Performance Indicator	Actual 23/24	Target 23/24
Emergency repairs carried out within 24 hours	93%	>85%
Urgent repairs carried out within 4 days	81%	>80%
Routine repairs carried out within 28 days	82%	>80%
Operating margin	38%	36%
Net margin	35%	31%
Gearing ratio	10.26	10.66
Interest cover ratio	10.50	7.24
Net debt per unit	£7,789	£9,124
Voids as a % of Stock	1.58%	1.35%

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

Expected performance in the year ending 31 March 2025

The Association plans to complete a structure review to ensure the association has the necessary resources to deliver the strategic Mission, Vision and work streams detailed in our annual business plan. Our focus will be on creating an inclusive culture where staff retention is good and we can attract skilled and well qualified staff.

Our Business plan for 2024-2025 sets objectives for NB Housing to consider processes and understand the needs of our tenants with a focus on raising satisfaction and experience of being a NB Housing tenant.

It remains a challenge to deliver major investment in our stock with high costs being experienced however we have set ambitious plans and have the financial resources committed. The works will include response repairs, compliance checks, cyclical maintenance and well as major improvements.

Alongside the major investment in our stock we plan to continue to add to our stock with new high-quality developments being delivered. It was disappointing that the capital budget provided by government curtails our plans while the need for social housing increases at rapid pace, increasing the gap between delivery and demand.

Corporate Governance

In the opinion of the Board, the Association is in compliance with the Best Practice issued by the National Housing Federation Code of Governance and with the DfC Regulatory Standards.

Corporate Strategy

Strategic Imperatives

Our vision and mission detailed in our Strategic Plan 2022-2025 are outlined as follows:

Vision Statement

Everyone has an affordable, sustainable home in a supportive community that enables them to lead their best lives.

Mission Statement

To provide a place to call home and an outstanding service to those in need.

A home where people:

feel they belong;

feel safe;

feel financially secure;

feel supported; and

feel part of the fabric of the community.

Supporting our Vision and Mission we have established a set of Values to influence and inform how we work together and provide a high quality service as a landlord. Our values are:

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

Integrity - Building relationships of trust by being respectful, caring and honest with others;
Empowerment - Listening to other people, maximising their ability to find solutions and make decisions that help them live their best lives;
Excellence - Everyone is entitled to expect services of the highest quality that are responsive to their needs;
Collaboration - Working together with others in a supportive way to achieve the best outcome;
Fairness - Everyone is of equal worth and entitled to be treated fairly and included. Diversity is something to be recognised and celebrated; and
Sustainability - Being concerned with the environment and with the future of those we serve.

The strategic plan 2022 - 2025 is divided into seven business aims:

Aims

Customer Engagement and Wellbeing

Aim: To promote the wellbeing and participation of customers in decisions that affect them.

Customer Service

Aim: To ensure that customers receive the highest possible level of service to meet their needs.

Building for the Future

Aim: To develop new housing for those in need and maintain the high quality of our existing stock.

Communication

Aim: To effectively promote the organisation and communicate with all stakeholders.

Finance

Aim: Ensure NB Housing has the financial resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Our People

Aim: Ensure NB Housing has the staff it needs to achieve its aims and priorities and they are effectively managed and supported to learn and develop.

Premises, physical and digital resources

Aim: Ensure NB Housing has the premises and other physical resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Governance

Aim: Ensure that the governance of NB Housing complies with the requirements of the law, relevant regulators, and best practice.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

Annual Business Plan 2023 - 2024

Our annual business plan is designed to support the delivery of our strategic aims. The business plan contained a total of 84 objectives of which we achieved 77, partially achieved 1 and did not achieve 6. Performance during the year was encouraging with 91% of work stream achieved. We did not achieve some targets due to staff turnover reflecting the competitive labour market, maintenance delays due to contractor resources and higher costs, and other one-off tasks relating to marketing and the creation of a social enterprise as we focused on main operations.

NB Housing were very thankful to the National Lottery who provided £6,500 grant funding towards Community Engagement and Inclusion Project through its Community Fund. The funding enabled the association to provide a wide range of activities to support tenant wellbeing.

Tenant Views

All tenants were issued with the annual tenant satisfaction survey in March 2024. A total of 91 returns were received representing a return rate of 8%. NB Housing's latest annual tenant satisfaction survey results showed percentage of tenants satisfied:

1. NB Housing Overall Service - 78%;
2. Rent represents good value - 74%;
3. Accommodation - 80%;
4. Area /Location - 83%; and
5. Services represent value - 71%.

The results showed a positive increase across four areas and response to Rent represents good value remaining the same at 74%. The results are encouraging as residents indicate a higher level of satisfaction across more areas. The association however remains committed to listening to this feedback and has developed an action plan with the aim of making improvements across a range of service.

Staff Development

NB Housing was accredited Investors in People status in 2015/16 and continues to focus on leading staff to achieve their potential and contribution to the success of the Association. This effort was further acknowledged by receiving the Investors in People Gold Award in 2019.

The association has developed an IIP working group to review and develop workstreams to make employment with NB Housing both rewarding and attractive.

The association has seen that remote working has brought benefits and a new Agile Working arrangement has been formulated and available to staff whose duties can be shared between home and the workplace.

Staff absence had continued to reduce during the year from 5.76% in 2023 to 4.58% in 2024. Recruitment difficulties remained during the year causing delays in replacing and filling some posts. Our first apprentice continued their learning and development during their second year.

The Association continues to invest in staff development and training with an investment of 809 training hours with 309 attendances at a cost of £12,075.

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

Going Concern

After making enquiries, the Board of Management have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Value for Money

NB Housing Board is committed to providing services and managing its assets in ways that achieve Value for Money (VfM). Value for Money is:

“Making the most efficient use of our assets and resources to deliver high quality and innovative services that successfully meet customer needs and expectations at lowest possible cost”

For NB Housing, Value for Money is about becoming a modern and efficient business, improving our service quality and providing social housing for those in need.

NB Housing take a comprehensive approach to self-assessment and use performance information to drive business decisions, and develop our improvement plans. The information also highlights trends in expenditure and focuses our team's approach to VfM.

This report includes a self-assessment demonstrating the association is achieving value for money in meeting business aims. The association completes standard benchmarking with the local sector. This information enables the association to compare performance and share knowledge where best value is achieved.

The information provided in this report is taken from a number of sources, financial information is taken from our Annual Audited Accounts, while other information has been collated from internal Key Performance Indicator reports and Tenant Feedback.

In order to deliver value for money the association analyses a number of business processes, ensuring budget decisions are made that support business plan objectives, ensuring effective procurement is undertaken to source services.

The association have delivered solid financial results despite increasing challenges and higher costs. Our balance sheet remains very healthy and we are well positioned to deliver our short, medium and long term commitments.

Treasury Management Policy

The Association's aim is to maintain loan balances at a level to support development while keeping loan interest charges to a minimum. This is achieved without comprising the Association's ability to meet its financial obligations as they fall due. The association has maintained its lenders banking loan covenants and has had successful annual reviews. The association has access to undrawn loan facility at the year end and will maintain close review of activities to ensure finance is in place to deliver on our strategic aims

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Report of the Board of Management for the Year Ended 31 March 2024

Risk Management

At NB Housing we have a comprehensive risk management policy and risk review process in place. A register of strategic risks is maintained and reviewed each quarter by the Board. The risk register includes potential risks from the list below:

- Economic & Supply impact;
- Brexit/Windsor Framework;
- GDPR;
- Loss of Board members;
- Tenant Engagement;
- Potential pressure on association's ability to raise revenue, financial performance and fraud;
- Cyber security and crime;
- Development challenges to growth;
- Poor service delivery;
- ASB;
- Net Zero target; and
- Staff welfare.

Financial Risk Management

The Association's operations expose it to a variety of financial risks that include the effects of changes in credit risk, price risk and interest rate risk. The Association has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the Association by regular review of activity levels against changing market conditions and adjustment to cashflow projections accordingly. The Association liaises with lenders on an ongoing basis to keep up to date with other products in the marketplace.

Interest rate risk

Exposure to fluctuating interest rates is managed by the composition of a balanced portfolio between fixed rate and variable rate loans.

Liquidity risk

The Association maintains a mixture of long-term and short-term loan finance that is designed to ensure there is sufficient funds to achieve business objectives and to facilitate planned growth. A managed cashflow predicts need and also ensures that the Association operates within its banking covenant commitments.

The Association has a rolling private finance facility available to fund ongoing developing plans over the next number of years. Working Capital and cashflow management is strictly controlled with moneys drawn from the existing facility as required.

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2022/2023 gave the Association the highest rating of Level 1 assessing the 3 standards: Governance, Finance and Consumer. The Association is subject to regulation by the Charity Commission for Northern Ireland as it is a registered charity and the Northern Ireland Housing Executive (NIHE) in its role in administration of Supporting People funding.

Environmental matters

The Association recognises its corporate responsibility to carry out its operations and development programme whilst minimising environmental impacts. The Board's continued aim is to comply with all applicable environmental legislation, prevent pollution and reduce waste wherever possible.

In the reporting year NB Housing launched its first Environmental, Social and Governance (ESG) Report 2022-2023. The report is available on the association's website library.

Internal Financial Control

The Board of Management meets regularly throughout the year with specific responsibilities to oversee the activities of the association, set our direction, provide leadership and to ensure the association operates effectively within strict regulatory controls and guidance.

The Board of Management have delegated authority to the following committees:

- Housing;
- Development and Property Management;
- Audit, Risk & Human Resources; and
- Finance.

Each committee operates within defined Terms of Reference. Committee meetings are held quarterly and receive performance reports and take necessary decisions within the delegated authority of the main Board of Management.

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

Finance Committee

The Finance Committee monitors financial reporting and accounting policies, along with the adequacy of the Association's internal finance control. Operationally, budgets are developed prior to financial year end and are monitored by the Finance Committee quarterly. These are measured against actual performance with the budget review process to account for any material fluctuations from plan.

Short and medium term cashflows are completed to ensure the Association has sufficiency in working capital to carry forward its operational and development commitments. Forecasting is used to project long term to assess the impact of future stock investment strategy.

The Board of Management is also responsible for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and reporting procedures. The system of internal financial control can provide only reasonable but not absolute, assurance against misstatement and loss.

The Committee has reviewed the effectiveness of the Association's system of internal financial control for the year and the reviews are ongoing. This included a detailed review of the business risks facing the Association and of the existing internal financial control procedures.

The key elements of the control system in operation are:

- The Committee maintains responsibility for overall strategy, approval of all property transactions and other major capital expenditure projects.
- There is an organisation structure with clearly defined lines of responsibility and delegation of authority.
- Detailed budgets are prepared covering the Association's businesses which are reviewed and approved by the Committee. Actual results are compared against budget and appropriate action identified and initiated.
- The Audit, Risk & Human Resource Committee review matters relating to internal control and receives reports from the DfC monitoring visits, internal auditors and from senior management on a regular basis to enable it to make an assessment of the effectiveness of the Association's internal control system.

Statement of the Board's responsibilities in respect of the financial statements

The Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and Registered Housing Association legislation require the members of the Board of Management to prepare the financial statements for each financial year which give a true and fair view of the state of the Association's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1963. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Events after the Balance Sheet date

The Association has no post balance sheet date events to disclose.

Charitable donations

Donations totalling £5,500 (2023: £1,200) were made by the Association during the year in line with the associations community donations fund.

Financial sustainability

The Association has a robust framework of longer term financial planning in place. The Board regularly considers the longer term financial plan which covers a 30 year period.

Statement of disclosure of information to auditors

So far as each of the members of the Board of Management at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the Association's auditors are unaware, and
- that each Board member has taken all the steps that ought to have been taken as a Board member in order to be aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

Independent Auditors

The auditors, RBCA Limited, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

Approved and authorised by the Board on 22 Aug 2024 and signed on its behalf by:



.....
Mrs Ursula Mayers
Director

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Opinion

We have audited the financial statements of North Belfast Housing Association Limited for the year ended 31 March 2024, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, Statement of Cashflows and Notes to the Financial Statements including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and the Statement of Recommended Practice for Social Housing Providers issued by the National Housing Federation.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2024 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the requirements of the Co-operative and Community Benefits Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969), the Charities Act (Northern Ireland) 2008, The Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board of Management have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of the Board of Management

As explained more fully in the Board of Management responsibilities statement the Board of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Management either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified areas of laws and regulations that could reasonably be expected have a material effect on the financial statements from our sector experiences through discussion the Board of Management and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting and taxation legislation. We considered the extent of compliance with those laws and regulations as apart of our procedures on the related financial statement items.
- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect was limited to enquiry of the Board of Management.
- We communicated applicable laws and regulations throughout our audit team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

- Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Other required reporting

Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 exception reporting

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, we are required to report to you if, in our opinion:

- A satisfactory system of control over transactions has not been maintained; or
- We have not received all the information and explanations we require for our audit; or
- Proper accounting records have not been kept by the association; or
- The financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 exception reporting

Under the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 we are required to report to you if, in our opinion:

- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records; or
- We have not received all the information and explanations we require for our audit.

We have no exceptions to report arising from this responsibility.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Use of our report

This report is made solely to the Board of Management, in accordance with Article 38 of the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969). Our audit work has been undertaken so that we might state to the Board of Management those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Board of Management and the Association as a body, for our audit work, for this report, or for the opinions we have formed.

Ross Boyd

Ross Boyd (Senior Statutory Auditor)
For and on behalf of RBCA Limited, Statutory Auditor

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

27 Aug 2024
Date:.....

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Statement of Comprehensive Income for the Year Ended 31 March 2024

		(As restated)	
	Note	2024 £	2023 £
Turnover		8,481,467	7,763,903
Operating costs	5	<u>(6,169,155)</u>	<u>(5,501,674)</u>
Operating surplus for the year		2,312,312	2,262,229
Interest received	10	19,433	40,232
Interest payable	11	(231,492)	(248,218)
Other finance (costs)/income	12	<u>8,000</u>	<u>(43,000)</u>
Surplus for the financial year		<u>2,108,253</u>	<u>2,011,243</u>
Remeasurement (loss)/gain on defined benefit pension schemes	26	<u>(47,629)</u>	<u>2,071,000</u>
Total comprehensive income for the year		2,060,624	4,082,243

The notes on pages 22 to 46 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

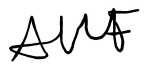
(Registration number: IP000406)
Statement of Financial Position as at 31 March 2024

	Note	2024 £	2023 £
Fixed assets			
Other tangible assets	15	832,352	853,380
Housing properties	13	93,797,376	84,403,147
Investments	16	250	250
		<u>94,629,978</u>	<u>85,256,777</u>
Current assets			
Debtors	18	1,174,616	1,016,942
Investments	17	1,406,053	1,706,620
Cash at bank and in hand		458,937	671,001
		<u>3,039,606</u>	<u>3,394,563</u>
Creditors: Amounts falling due within one year	19	<u>(4,171,628)</u>	<u>(3,584,080)</u>
Net current liabilities		<u>(1,132,022)</u>	<u>(189,517)</u>
Total assets less current liabilities		93,497,956	85,067,260
Creditors: Amounts falling due after more than one year	20	(63,747,603)	(57,436,175)
Pension surplus/(liability)	26	-	58,638
Net assets		<u>29,750,353</u>	<u>27,689,723</u>
Capital and reserves			
Called up share capital	22	22	16
Revenue reserve		<u>29,750,331</u>	<u>27,689,707</u>
Total funds		<u>29,750,353</u>	<u>27,689,723</u>

Approved and authorised by the Board on 22 Aug 2024 and signed on its behalf by:


.....
Mrs Ursula Mayers
Director


.....
Mr Brian Reid
Director


.....
Mr Andrew McFarlane
Director

The notes on pages 22 to 46 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Statement of Changes in Reserves for the year ended 31 March 2024

	Restricted reserve	Unrestricted fund	2024
	£	£	£
Balance at 1 April 2023	-	27,689,707	27,689,707
Surplus/(deficit) from statement of comprehensive income	(60,505)	2,121,129	2,060,624
Transfer from unrestricted fund to restricted reserve (Note 30)	60,505	(60,505)	-
Balance at 31 March 2024	-	29,750,331	29,750,331

The notes on pages 22 to 46 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Statement of Cash Flows for the Year Ended 31 March 2024

	Note	2024 £	2023 £
Cash flow from operating activities	A	2,829,279	2,835,680
Cash flow from Investing activities			
Purchase of housing properties		(10,714,597)	(6,649,800)
Purchase of other fixed assets		(22,575)	(11,872)
Proceeds from sale of tangible fixed assets		339,864	146,587
Grants received		4,317,397	4,031,389
Interest received		19,433	40,232
Net cash flow from investing activities		(3,231,199)	(2,463,359)
Cash inflow from financing activities			
Repayments of borrowings		2,950,060	(506,253)
Interest paid		(231,492)	(253,621)
Net cash flow from financing activities		2,718,568	(759,874)
Net change in cash and cash equivalents		(512,631)	(387,553)
Cash and cash equivalents at the beginning of the year		2,377,621	2,765,174
Cash and cash equivalents at end of the year	B	1,864,990	2,377,621

The notes on pages 22 to 46 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to Statement of Cash Flows for the Year Ended 31 March 2024

	2024	As restated 2023
	£	£
Note A - Cash flow from operating activities		
Surplus for the year	2,312,312	2,262,229
Depreciation	1,635,331	1,556,347
Amortisation of grant	(1,098,901)	(1,062,969)
Loss on sale of fixed assets	22,933	7,471
Difference in pension charge and cash contributions	19,000	282,000
Movements:		
- Rental debtors	(86,967)	(11,442)
- Other debtors	(39,501)	(69,064)
- Creditors less than one year	65,076	(128,892)
	2,829,279	2,835,680

The notes on pages 22 to 46 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to Statement of Cash Flows for the Year Ended 31 March 2024

	At 1 April 2023	Cash flow	Other Changes	At 31 March 2024
	£	£	£	£
Note B - Analysis of net debt				
Cash in hand and at bank	671,001	(212,064)	-	458,937
Investment	1,706,620	(300,567)	-	1,406,053
Cash and cash equivalents	2,377,621	(512,631)	-	1,864,990
Debt due within one year	(549,775)	(8,497)	-	(541,278)
Debt due after more than one year	(5,356,887)	(2,958,557)	-	(8,315,444)
	(3,529,041)	(3,462,691)	-	(6,991,732)

	2024	2023
	£	£
Note C - Reconciliation of net cash flow to movement in net debt		
Decrease in cash and cash equivalents in the year	(512,631)	(387,553)
Repayments of loans	(2,967,054)	506,253
Movement in net debt in the financial year	(3,462,691)	118,701
Net debt at 1 April	(3,529,041)	(3,647,742)
Net debt at 31 March	(6,991,732)	(3,529,041)

The notes on pages 22 to 46 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

1 General information

The association's principal activity during the financial year was providing high quality, affordable homes for rent throughout Northern Ireland. The association is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and incorporated in the UK.

The address of its registered office is:

Gate Lodge
8 Flax Street
Belfast
BT14 7EQ

The presentational currency is £ sterling and the level of rounding is £1.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements of North Belfast Housing Association Limited have been prepared on the going concern basis in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") under the historical cost convention, and in accordance with the applicable accounting standards in the United Kingdom and Statement of Recommended Practice for Accounting by Registered Social Landlords.

The principal accounting policies, which have been applied consistently throughout the year, are set out below. The presentation of the financial statements complies with the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention. The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the association accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

Going concern

After making appropriate enquires, the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason, it continues to adopt the going concern basis in the financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the association and value added taxes. The association bases its estimates of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash and cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of the consideration is measured at the present value of all future receipts using the imputed rate of interest. The association recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the association retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow through the association and (e) when the specific criteria relating to each of the associations' sales channels have been met, as described below and in note 4.

Net rental income

Income includes rent and service charge income arising from the provision of housing accommodation and the amortisation of Housing Association Grant. Income is recognised in the period to which it relates.

Employee benefits

The association provides a range of benefits to employees, including paid holiday arrangements and defined benefit pension plans.

i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

ii) Multi-employer pension plan

Retirement benefits to employees of the Association are provided by the Northern Ireland Local Government Officers Superannuation Committee (NILGOSC) defined benefit scheme which is externally funded.

The assets of the NILGOSC scheme are held separately from those of the Association. The Association has adopted FRS 102 section 28 "Employee benefits" in these financial statements. Pension scheme assets are measured using market value. Pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term to the liability. The increase in the present value of the liabilities of the Association's defined benefit pension scheme arising from employee service in the year is charged to operating surplus. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This cost is recognised in the Statement of Comprehensive Income as "Other finance costs."

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

Housing Association Grant and other grants

Housing Association Grant and other grants received as a contribution towards the capital costs of housing properties of the Association were set against the capital cost of these properties in the prior years. Housing Association Grant is disclosed as "Creditors: amounts falling due after more than one year" rather than set against the capital cost and are amortised to the Statement of Comprehensive Income as per the turnover policy. Housing Association Grant received against revenue expenditure is credited to revenue in the period in which the related expenditure is charged.

Such grants, although treated as a grant for accounting purposes, may be repayable under certain circumstances, primarily following the sale.

Depreciation and impairment

Housing properties

Housing properties are split between land, structure and major components which require periodic replacement. Replacement or refurbishment of such major components is capitalised and depreciated over the estimated useful life which has been set taking into account professional guidance and the association's asset management strategy. In determining the remaining useful lives for the housing stock, the association has taken account of views provided by both internal and external professional sources.

Land is not subject to depreciation. Depreciation is charged so as to write down the cost or valuation of the freehold housing properties and major components on a straight-line basis over their expected useful economic lives.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, over the following periods:

Asset class	Depreciation method and rate
Structure	100 years
Kitchen	15 years
Bathroom	25 years
Heating boiler	15 years
Heating system	25 years
Windows and doors	25 years
Electrics	30 years
Lift	30 years
Roof	30 years

Housing assets are depreciated in the month of acquisition, or in the case of a larger project, from the month of completion. Where there is evidence of impairment, the fixed assets are written down to the recoverable amount and any write down would be charged to the operating surplus.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

Other fixed assets

Depreciation of other fixed assets is charged over the estimated useful economic lives of the assets.

Office premises - 2% straight line

Office furniture and equipment - 20% reducing balance

Computer equipment - 20% straight line

Subsequent additions and major components

Subsequent costs, including major inspections, are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the association and the cost can be measured reliably. The carrying amount of any replaced component is de-recognised.

Repairs, maintenance and minor inspection costs are expensed as incurred.

Derecognition

Tangible assets are de-recognised on disposal or when no future economic benefits are expected. On disposal the difference between the net disposal proceeds and the carrying amount is recognised in the Statement of Comprehensive Income.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

Impairment of non-financial assets

At each Statement of Financial Position date non-financial assets are not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. These cash flows discounted using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the assets.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the Statement of Comprehensive Income and Retained Earnings, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the Statement of Comprehensive Income and Retained Earnings.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or amortisation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of Comprehensive Income and Retained Earnings.

i) Provisions

Provisions are recognised when the company has an obligation at the reporting date as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

ii) Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence of uncertain future events not wholly within the Association's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

Financial instruments

The association has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash and bank balances initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in Statement of Comprehensive Income and Retained Earnings.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in Statement of Comprehensive Income and Retained Earnings.

Financial assets are de-recognised when (a) the contractual rights to the cash flows from the asset to expire or are settled, (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or, (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions. Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in the Statement of Comprehensive Income and Retained Earnings, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow association companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate of method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. The extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Disposal proceeds fund

The net surpluses, after loan repayments, that arise from the sale of property to tenants under the voluntary purchase grant arrangements instituted by the Department for Communities can be used by the Association to fund works on property that would not be eligible for housing association grant or in certain circumstances, attract loan finance.

If the surpluses are not used within two years of their receipt they may be payable in part or in full to the Department of Communities.

Tenant services fund

The surplus/deficit generated in this fund is transferred to a reserve, held within creditors.

Revenue reserves

The Association's policy is to retain a level of revenue reserves which reflects its needs at the current time and in the foreseeable future. The reserves required are sufficient to meet committed running costs for a period equivalent to nine months budgeted future expenditure. The Board of Management reviews the adequacy of the revenue reserves level on an annual basis.

Restricted fund

Under the terms of the Supporting People Funding Agreement Supporting People funding must be identified as a Restricted Fund. Income and expenditure relating to Supporting People Funding must be denoted as restricted. Supporting People reserves, if applicable, are held separately and denoted as Restricted Funds. Any deficit is offset against the general reserve.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

3 Critical accounting judgements and estimation uncertainty

Estimates and judgements made in the process of preparing the association financial statements are continually evaluated and are based on historical expenses and other factors, including expectations of future events that believed to be reasonable under the circumstances.

(a) Critical judgement in applying the entity's accounting policies

There are no critical judgements in applying the entity's accounting policies.

(b) Critical accounting estimates and assumptions

The Board of Management makes estimates and assumptions concerning the future in the process of preparing the association financial statements. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Useful economic lives of housing properties

The annual depreciation on housing properties is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reviewed annually. They are amended when necessary to reflect current estimates, based on future investments, economic utilisation and the physical condition of the assets.

(ii) Defined benefit pension scheme

The Association has an obligation to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the balance sheet. The assumptions reflect historical experience and current trends.

(iii) Accruals

Accrued expenditure includes amounts relating to certain purchase orders issued by the Association. Actual amounts subsequently invoiced by suppliers may vary from amounts accrued due to subsequent work variations and other unforeseen circumstances. Purchase orders are accrued by the Association when it considers that a constructive obligation has been created and are valued with reference to agreed contractual rates and reflecting historical experience and current trends.

(iv) Bad debt provisions

Recoverability of trade debtors is part of the association's credit control process to regularly monitor the recoverability of trade debtors, and make adequate provisions for any doubtful amounts. Bad debt provisions are calculated both on a specific and general basis, using all information available to the association at the time.

There are no other critical accounting estimates and assumptions.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

4 Analysis of turnover

Turnover and results relate to the association's main activities which are carried out in the United Kingdom. Turnover represents rental and service charge income and residential charges for housing with care, net of voids. It also includes amortisation of grants received from the Northern Ireland Housing Executive.

5 Operating costs

	2024	As restated 2023
	£	£
Social housing activities	5,945,960	5,201,531
Non-social housing activities	223,195	300,143
	6,169,155	5,501,674

6 Operating surplus

	2024	2023
	£	£
This is stated after charging/(crediting):		
Staff costs (Note 7)		
Wages and salaries	1,775,379	1,600,116
Depreciation		
- Housing properties	1,591,731	1,514,278
- Other tangible fixed assets	43,600	42,069
Amortisation of grants	(1,098,901)	(1,062,969)
Auditors' remuneration		
- Audit services	8,076	6,378

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

7 Employee information

	2024	2023
	£	£
Staff costs		
Gross salaries	1,401,777	1,274,112
Employer's NIC	129,307	115,004
Other pension costs	244,295	211,000
	1,775,379	1,600,116
	2024	2023
	Number	Number
Average monthly number of persons employed during the year:	44	39

8 Directors' emoluments

The aggregate remuneration of key management personnel of the Association during the year was:

	2024	2023
	£	£
Aggregate emoluments (including pension contributions)	267,085	257,798
Emoluments payable to the highest paid director (excluding pension contributions)	90,038	86,761

The number of key management to whom emoluments (excluding pensions) were paid during the year falls within each of the following bands:

Salary Band	2024	2023
	No.	No.
£90,000 - £100,000	1	-
£80,000 - £90,000	-	1
£70,000 - £80,000	-	-
£60,000 - £70,000	2	2
	3	3

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

Members of the Board of Management serve in a voluntary capacity and none (2023: none) were in receipt of emoluments during the year.

The Board and Committee members were reimbursed for expenses totalling £Nil (2023: £Nil) during the year.

9 Disposal proceeds fund

	2024	2023
	£	£
Opening balance	286,786	915,806
Surplus/(deficit) on disposal	280,625	88,111
Recycled HAG	(198,675)	(717,131)
Closing balance	368,736	286,786

10 Interest receivable and similar income

	2024	2023
	£	£
Interest receivable	19,433	40,232

11 Interest payable and similar expenses

	2024	2023
	£	£
Loans repayable within 5 years	54,812	44,112
Loans repayable wholly or partly in more than 5 years	176,680	204,106
	231,492	248,218

12 Other finance costs

	2024	As restated 2023
	£	£
Defined benefit pension scheme net interest expense/(income)	(8,000)	43,000

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

13 Tangible fixed assets - housing properties and housing association grants

	2024	2023
Housing Properties	£	£
Cost		
At 1 April	104,540,967	98,218,416
Additions	11,153,704	6,669,695
Disposals	(439,105)	(347,144)
Transfers		-
At 31 March	115,255,566	104,540,967
Accumulated depreciation		
At 1 April	20,137,820	18,836,523
Charge for the year	1,591,731	1,514,278
Disposals	(271,361)	(212,981)
At 31 March 23	21,458,190	20,137,820
Net book value		
At 31 March	93,797,376	84,403,147

North Belfast Housing Association Limited
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Notes to the Financial Statements for the Year Ended 31 March 2024

14 Housing Association Grants

	2024	2023
Housing Association Grants	£	£
Cost		
At 1 April 2023	69,413,809	65,679,206
Additions	4,375,314	3,969,386
Disposals	(299,500)	(234,783)
At 31 March	73,489,623	69,413,809
Accumulated amortisation		
At 1 April 2023	16,381,674	15,485,272
Charge for the year	1,098,901	1,062,969
Disposals	(214,259)	(166,567)
At 31 March	17,266,316	16,381,674
Net book value		
At 31 March	56,223,307	53,032,135

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

15 Other tangible assets

	Motor Vehicles £	Office Premises £	Office Furniture and Fittings £	Total £
Cost				
At 1 April 2023	6,038	1,193,874	299,744	1,499,656
Additions	-	-	22,575	22,575
At 31 March 2024	6,038	1,193,874	322,319	1,522,231
Accumulated depreciation				
At 1 April 2023	2,311	384,096	259,869	646,276
Charge for the year	1,210	21,832	20,561	43,603
At 31 March 2024	3,521	405,928	280,430	689,879
Net book value				
At 31 March 2024	2,517	787,946	41,889	832,352
At 31 March 2023	3,727	809,778	39,875	853,380

16 Fixed Asset Investments

	Investments £
Cost and net book value	
At 1 April 2023 and 31 March 2024	250

17 Current Asset Investments

	2024 £	2023 £
Deposit bank accounts	1,406,053	1,706,620

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

18 Debtors

	2024	2023
	£	£
Rental Debtors Gross - Technical	301,912	214,945
Rental Debtors Gross - Non Technical	157,790	215,620
Provision for Bad Debts	(157,790)	(215,620)
Net rental (including rates, service charges) debtors	301,912	214,945
Other Debtors	-	908
Prepayments and accrued income	167,169	126,760
Housing Association Grant receivable	705,535	674,329
	1,174,616	1,016,942

19 Creditors: amounts falling due within one year

	2024	2023
	£	£
Housing loans (Note 21)	541,278	549,775
Trade creditors	53,342	85,325
Rent, rates and service charges received in advance	94,141	73,518
Accruals and deferred income	2,315,497	1,610,524
Housing Association Grant deferred (Note 14)	1,071,773	1,040,958
Tenants services account	7,132	23,423
Other creditors	354	1,882
Disposal proceeds fund (Note 9)	88,111	198,675
	4,171,628	3,584,080

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

20 Creditors: amounts falling due after more than one year

	2024	2023
	£	£
Housing loans (Note 21)	8,315,444	5,356,887
Disposal proceeds fund (Note 9)	280,625	88,111
Housing Association Grants deferred (Note 14)	55,151,534	51,991,177
	63,747,603	57,436,175

The surplus on the disposal proceeds fund must be used within two years of the sale of the property.

21 Loans

	2024	2023
	£	£
Housing Loans		
Less than one year, or on demand	541,278	549,775
Between one and two years	545,323	541,382
Between two and five years	6,774,972	3,459,065
After more than five years	995,972	1,356,440
	8,856,724	5,906,662

Security

Housing loans are secured by specific charges on the Association's properties and are repayable at varying rates of interest in instalments.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Notes to the Financial Statements for the Year Ended 31 March 2024

22 Called up share capital

	2024	2023
	£	£
Ordinary shares of £1 each, fully paid		
As at 1 April 2023	16	16
Issued/(released) during the year	6	-
Repaid	-	-
As at 31 March 2024	22	16

23 Turnover, operating costs and operating surplus

		2024		As restated 2023
	Operating Turnover	Operating Costs	Operating Surplus	Operating Surplus
	£	£	£	£
Social Housing Activities	8,193,279	5,945,960	2,247,319	2,269,222
Non-Social Housing Activities	288,188	223,195	64,993	(6,993)
	8,481,467	6,169,155	2,312,312	2,262,229

24 Housing stock

Number of units owned on 31 March	2024	2023
	Number	Number
Self-contained		
General needs housing	1,004	976
Sheltered housing	64	64
Supported housing	68	68
	1,136	1,108

North Belfast Housing Association Limited

Northern Ireland - Charity number 100038

Annual report

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

The Board of Management present their report and the audited financial statements for the year ended 31 March 2024 of North Belfast Housing Association Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Status

The Association is an Industrial and Provident Society and is registered with the Department for Communities ("DfC") providing housing accommodation for those in need. It has charitable status with HM Revenue and Customs and is a registered charity with the Charity Commission for Northern Ireland, registration No. NIC 100038.

Principal Activities

The Association provides general needs accommodation, purpose-built accommodation for the elderly and supporting housing solutions for those in need, including those with addictions, family issues and young homeless people.

Board of Management

The Association is governed by a 12 member voluntary Board of Management. The board set the strategic objectives for the association and receive regular reports on the association's progress and performance. The Board of Management are the directors of the company and are the trustees of the charity.

The Board consists of 5 females and 7 males. Our Board membership is drawn from a broad range of skills and experience, including a mix of professional and customer service. Our Board make up promotes equality, diversity and inclusion which strengthens good governance.

Recruitment to the Board is normally undertaken by advertisement or by direct contact. Members are chosen after consideration of the current skill mix of the board and the need to fill any gaps in expertise. All new members receive induction training and have access to training opportunities.

The Board of Management, who served the Association during the year, and up to the date of signing the financial statements, were:

Mrs Ursula Mayers (Chair)
Mr Tom Mervyn (Vice Chair)
Mr Brian Reid (Secretary)
Ms Jane Shaw (Treasurer)
Mr Bob Hopkin
Mr Andrew McFarlane
Mrs Brenda Morgan
Mrs Nicola Barber (Appointed 23/05/2023)
Ms Victoria Dunn (Appointed 23/05/2023)
Ms Dervla Kearney (Appointed 23/05/2023) (Resigned 22/03/2024)
Mr Paul Henry (Appointed 23/05/2023)
Mr Patrick O'Hanlon (Appointed 23/05/2023)
Mr Stephen Garvin (Appointed 4/07/2023)

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

The members of the Board of Management hold a fully paid share of £1 each in the Association and no financial benefit is derived from such membership. Executive officers of the Association hold no interest in the Association's share capital and although not holding legal status of directors they act as executives within the authority delegated by the Committee.

Performance for the year ended 31 March 2024

During the year the number of homes in ownership increased to 1,136 from 1,108 at the end of the prior year representing a 2.5% increase in stock size for the Association. Turnover increased by 9.2% from £7,763,903 in 2022/23 to £8,481,467 in 2023/24. This increase is as a result of new homes added to the Association's stock during the year. An average annual inflationary rent increase of 6% on much of our existing stock also helped to boost turnover.

During the past year the association faced a number of significant challenges in the delivery of maintenance projects. This resulted in a number of planned schemes being delayed. The association made progress in the latter part of the year by completing a number of procurements that will spread repair and investment workflows across a number of capable contractors. Expenditure on component replacements last year was £281,258 and a further £40,000 was expended on adaptations.

Operating costs of £6,150,155 represent 73% of turnover (2023: 69%). The Association generated an operating surplus for the year of £2,108,253.

The Board has a set number of key performance indicators monitoring the operations of the Association on regular basis.

Performance Indicator	Actual 23/24	Target 23/24
Emergency repairs carried out within 24 hours	93%	>85%
Urgent repairs carried out within 4 days	81%	>80%
Routine repairs carried out within 28 days	82%	>80%
Operating margin	38%	36%
Net margin	35%	31%
Gearing ratio	10.26	10.66
Interest cover ratio	10.50	7.24
Net debt per unit	£7,789	£9,124
Voids as a % of Stock	1.58%	1.35%

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

Expected performance in the year ending 31 March 2025

The Association plans to complete a structure review to ensure the association has the necessary resources to deliver the strategic Mission, Vision and work streams detailed in our annual business plan. Our focus will be on creating an inclusive culture where staff retention is good and we can attract skilled and well qualified staff.

Our Business plan for 2024-2025 sets objectives for NB Housing to consider processes and understand the needs of our tenants with a focus on raising satisfaction and experience of being a NB Housing tenant.

It remains a challenge to deliver major investment in our stock with high costs being experienced however we have set ambitious plans and have the financial resources committed. The works will include response repairs, compliance checks, cyclical maintenance and well as major improvements.

Alongside the major investment in our stock we plan to continue to add to our stock with new high-quality developments being delivered. It was disappointing that the capital budget provided by government curtails our plans while the need for social housing increases at rapid pace, increasing the gap between delivery and demand.

Corporate Governance

In the opinion of the Board, the Association is in compliance with the Best Practice issued by the National Housing Federation Code of Governance and with the DfC Regulatory Standards.

Corporate Strategy

Strategic Imperatives

Our vision and mission detailed in our Strategic Plan 2022-2025 are outlined as follows:

Vision Statement

Everyone has an affordable, sustainable home in a supportive community that enables them to lead their best lives.

Mission Statement

To provide a place to call home and an outstanding service to those in need.

A home where people:

feel they belong;

feel safe;

feel financially secure;

feel supported; and

feel part of the fabric of the community.

Supporting our Vision and Mission we have established a set of Values to influence and inform how we work together and provide a high quality service as a landlord. Our values are:

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

Integrity - Building relationships of trust by being respectful, caring and honest with others;
Empowerment - Listening to other people, maximising their ability to find solutions and make decisions that help them live their best lives;
Excellence - Everyone is entitled to expect services of the highest quality that are responsive to their needs;
Collaboration - Working together with others in a supportive way to achieve the best outcome;
Fairness - Everyone is of equal worth and entitled to be treated fairly and included. Diversity is something to be recognised and celebrated; and
Sustainability - Being concerned with the environment and with the future of those we serve.

The strategic plan 2022 - 2025 is divided into seven business aims:

Aims

Customer Engagement and Wellbeing

Aim: To promote the wellbeing and participation of customers in decisions that affect them.

Customer Service

Aim: To ensure that customers receive the highest possible level of service to meet their needs.

Building for the Future

Aim: To develop new housing for those in need and maintain the high quality of our existing stock.

Communication

Aim: To effectively promote the organisation and communicate with all stakeholders.

Finance

Aim: Ensure NB Housing has the financial resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Our People

Aim: Ensure NB Housing has the staff it needs to achieve its aims and priorities and they are effectively managed and supported to learn and develop.

Premises, physical and digital resources

Aim: Ensure NB Housing has the premises and other physical resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Governance

Aim: Ensure that the governance of NB Housing complies with the requirements of the law, relevant regulators, and best practice.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

Annual Business Plan 2023 - 2024

Our annual business plan is designed to support the delivery of our strategic aims. The business plan contained a total of 84 objectives of which we achieved 77, partially achieved 1 and did not achieve 6. Performance during the year was encouraging with 91% of work stream achieved. We did not achieve some targets due to staff turnover reflecting the competitive labour market, maintenance delays due to contractor resources and higher costs, and other one-off tasks relating to marketing and the creation of a social enterprise as we focused on main operations.

NB Housing were very thankful to the National Lottery who provided £6,500 grant funding towards Community Engagement and Inclusion Project through its Community Fund. The funding enabled the association to provide a wide range of activities to support tenant wellbeing.

Tenant Views

All tenants were issued with the annual tenant satisfaction survey in March 2024. A total of 91 returns were received representing a return rate of 8%. NB Housing's latest annual tenant satisfaction survey results showed percentage of tenants satisfied:

1. NB Housing Overall Service - 78%;
2. Rent represents good value - 74%;
3. Accommodation - 80%;
4. Area /Location - 83%; and
5. Services represent value - 71%.

The results showed a positive increase across four areas and response to Rent represents good value remaining the same at 74%. The results are encouraging as residents indicate a higher level of satisfaction across more areas. The association however remains committed to listening to this feedback and has developed an action plan with the aim of making improvements across a range of service.

Staff Development

NB Housing was accredited Investors in People status in 2015/16 and continues to focus on leading staff to achieve their potential and contribution to the success of the Association. This effort was further acknowledged by receiving the Investors in People Gold Award in 2019.

The association has developed an IIP working group to review and develop workstreams to make employment with NB Housing both rewarding and attractive.

The association has seen that remote working has brought benefits and a new Agile Working arrangement has been formulated and available to staff whose duties can be shared between home and the workplace.

Staff absence had continued to reduce during the year from 5.76% in 2023 to 4.58% in 2024. Recruitment difficulties remained during the year causing delays in replacing and filling some posts. Our first apprentice continued their learning and development during their second year.

The Association continues to invest in staff development and training with an investment of 809 training hours with 309 attendances at a cost of £12,075.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

Going Concern

After making enquiries, the Board of Management have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Value for Money

NB Housing Board is committed to providing services and managing its assets in ways that achieve Value for Money (VfM). Value for Money is:

“Making the most efficient use of our assets and resources to deliver high quality and innovative services that successfully meet customer needs and expectations at lowest possible cost”

For NB Housing, Value for Money is about becoming a modern and efficient business, improving our service quality and providing social housing for those in need.

NB Housing take a comprehensive approach to self-assessment and use performance information to drive business decisions, and develop our improvement plans. The information also highlights trends in expenditure and focuses our team's approach to VfM.

This report includes a self-assessment demonstrating the association is achieving value for money in meeting business aims. The association completes standard benchmarking with the local sector. This information enables the association to compare performance and share knowledge where best value is achieved.

The information provided in this report is taken from a number of sources, financial information is taken from our Annual Audited Accounts, while other information has been collated from internal Key Performance Indicator reports and Tenant Feedback.

In order to deliver value for money the association analyses a number of business processes, ensuring budget decisions are made that support business plan objectives, ensuring effective procurement is undertaken to source services.

The association have delivered solid financial results despite increasing challenges and higher costs. Our balance sheet remains very healthy and we are well positioned to deliver our short, medium and long term commitments.

Treasury Management Policy

The Association's aim is to maintain loan balances at a level to support development while keeping loan interest charges to a minimum. This is achieved without comprising the Association's ability to meet its financial obligations as they fall due. The association has maintained its lenders banking loan covenants and has had successful annual reviews. The association has access to undrawn loan facility at the year end and will maintain close review of activities to ensure finance is in place to deliver on our strategic aims

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2024

Risk Management

At NB Housing we have a comprehensive risk management policy and risk review process in place. A register of strategic risks is maintained and reviewed each quarter by the Board. The risk register includes potential risks from the list below:

- Economic & Supply impact;
- Brexit/Windsor Framework;
- GDPR;
- Loss of Board members;
- Tenant Engagement;
- Potential pressure on association's ability to raise revenue, financial performance and fraud;
- Cyber security and crime;
- Development challenges to growth;
- Poor service delivery;
- ASB;
- Net Zero target; and
- Staff welfare.

Financial Risk Management

The Association's operations expose it to a variety of financial risks that include the effects of changes in credit risk, price risk and interest rate risk. The Association has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the Association by regular review of activity levels against changing market conditions and adjustment to cashflow projections accordingly. The Association liaises with lenders on an ongoing basis to keep up to date with other products in the marketplace.

Interest rate risk

Exposure to fluctuating interest rates is managed by the composition of a balanced portfolio between fixed rate and variable rate loans.

Liquidity risk

The Association maintains a mixture of long-term and short-term loan finance that is designed to ensure there is sufficient funds to achieve business objectives and to facilitate planned growth. A managed cashflow predicts need and also ensures that the Association operates within its banking covenant commitments.

The Association has a rolling private finance facility available to fund ongoing developing plans over the next number of years. Working Capital and cashflow management is strictly controlled with moneys drawn from the existing facility as required.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2022/2023 gave the Association the highest rating of Level 1 assessing the 3 standards: Governance, Finance and Consumer. The Association is subject to regulation by the Charity Commission for Northern Ireland as it is a registered charity and the Northern Ireland Housing Executive (NIHE) in its role in administration of Supporting People funding.

Environmental matters

The Association recognises its corporate responsibility to carry out its operations and development programme whilst minimising environmental impacts. The Board's continued aim is to comply with all applicable environmental legislation, prevent pollution and reduce waste wherever possible.

In the reporting year NB Housing launched its first Environmental, Social and Governance (ESG) Report 2022-2023. The report is available on the association's website library.

Internal Financial Control

The Board of Management meets regularly throughout the year with specific responsibilities to oversee the activities of the association, set our direction, provide leadership and to ensure the association operates effectively within strict regulatory controls and guidance.

The Board of Management have delegated authority to the following committees:

- Housing;
- Development and Property Management;
- Audit, Risk & Human Resources; and
- Finance.

Each committee operates within defined Terms of Reference. Committee meetings are held quarterly and receive performance reports and take necessary decisions within the delegated authority of the main Board of Management.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

Finance Committee

The Finance Committee monitors financial reporting and accounting policies, along with the adequacy of the Association's internal finance control. Operationally, budgets are developed prior to financial year end and are monitored by the Finance Committee quarterly. These are measured against actual performance with the budget review process to account for any material fluctuations from plan.

Short and medium term cashflows are completed to ensure the Association has sufficiency in working capital to carry forward its operational and development commitments. Forecasting is used to project long term to assess the impact of future stock investment strategy.

The Board of Management is also responsible for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and reporting procedures. The system of internal financial control can provide only reasonable but not absolute, assurance against misstatement and loss.

The Committee has reviewed the effectiveness of the Association's system of internal financial control for the year and the reviews are ongoing. This included a detailed review of the business risks facing the Association and of the existing internal financial control procedures.

The key elements of the control system in operation are:

- The Committee maintains responsibility for overall strategy, approval of all property transactions and other major capital expenditure projects.
- There is an organisation structure with clearly defined lines of responsibility and delegation of authority.
- Detailed budgets are prepared covering the Association's businesses which are reviewed and approved by the Committee. Actual results are compared against budget and appropriate action identified and initiated.
- The Audit, Risk & Human Resource Committee review matters relating to internal control and receives reports from the DfC monitoring visits, internal auditors and from senior management on a regular basis to enable it to make an assessment of the effectiveness of the Association's internal control system.

Statement of the Board's responsibilities in respect of the financial statements

The Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and Registered Housing Association legislation require the members of the Board of Management to prepare the financial statements for each financial year which give a true and fair view of the state of the Association's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Report of the Board of Management for the Year Ended 31 March 2024

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1963. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Events after the Balance Sheet date

The Association has no post balance sheet date events to disclose.

Charitable donations

Donations totalling £5,500 (2023: £1,200) were made by the Association during the year in line with the associations community donations fund.

Financial sustainability

The Association has a robust framework of longer term financial planning in place. The Board regularly considers the longer term financial plan which covers a 30 year period.

Statement of disclosure of information to auditors

So far as each of the members of the Board of Management at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the Association's auditors are unaware, and
- that each Board member has taken all the steps that ought to have been taken as a Board member in order to be aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

Independent Auditors

The auditors, RBCA Limited, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

Approved and authorised by the Board on 22 Aug 2024 and signed on its behalf by:



.....
Mrs Ursula Mayers
Director

North Belfast Housing Association Limited

Northern Ireland - Charity number 100038

Annual return

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Opinion

We have audited the financial statements of North Belfast Housing Association Limited for the year ended 31 March 2024, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, Statement of Cashflows and Notes to the Financial Statements including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and the Statement of Recommended Practice for Social Housing Providers issued by the National Housing Federation.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2024 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the requirements of the Co-operative and Community Benefits Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969), the Charities Act (Northern Ireland) 2008, The Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board of Management have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of the Board of Management

As explained more fully in the Board of Management responsibilities statement the Board of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Management either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified areas of laws and regulations that could reasonably be expected have a material effect on the financial statements from our sector experiences through discussion the Board of Management and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting and taxation legislation. We considered the extent of compliance with those laws and regulations as apart of our procedures on the related financial statement items.
- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect was limited to enquiry of the Board of Management.
- We communicated applicable laws and regulations throughout our audit team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

North Belfast Housing Association Limited
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Independent Auditor's Report to the Members of North Belfast Housing Association Limited

- Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Other required reporting

Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 exception reporting

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, we are required to report to you if, in our opinion:

- A satisfactory system of control over transactions has not been maintained; or
- We have not received all the information and explanations we require for our audit; or
- Proper accounting records have not been kept by the association; or
- The financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 exception reporting

Under the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 we are required to report to you if, in our opinion:

- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records; or
- We have not received all the information and explanations we require for our audit.

We have no exceptions to report arising from this responsibility.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Use of our report

This report is made solely to the Board of Management, in accordance with Article 38 of the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969). Our audit work has been undertaken so that we might state to the Board of Management those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Board of Management and the Association as a body, for our audit work, for this report, or for the opinions we have formed.

Ross Boyd

Ross Boyd (Senior Statutory Auditor)
For and on behalf of RBCA Limited, Statutory Auditor

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

27 Aug 2024
Date:.....

North Belfast Housing Association Limited

Northern Ireland - Charity number 100038

Accounts

Registration number: IP000406

North Belfast Housing Association Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2023

North Belfast Housing Association Limited
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Board of Management and Advisers

Management Board	Mrs Ursula Mayers Mr Tom Mervyn Mr Brian Reid Ms Jane Shaw Mr Bob Hopkin Mr Andrew McFarlane Mrs Brenda Morgan Mr Paul Henry Mrs Dervla Kearney Ms Nicola Barber Ms Victoria Dunn Mr Patrick O'Hanlon Mr Stephen Garvin
Chief executive	Mr Donal Conway
Registered office	Gate Lodge 8 Flax Street Belfast BT14 7EQ
Solicitors	Edwards & Co 28 Hill Street Belfast BT1 2LA
Bankers	Allied Irish Bank 35 University Rd Belfast BT7 1ND Danske Bank Donegall Square West Belfast BT1 6JS Ulster Bank Donegall Square East Belfast BT1 5UB
Auditors	RBCA Limited Linenhall Exchange 26 Linenhall Street Belfast BT2 8BG
Company number	IP000406
Status	Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No. IP 406 Registered Charity with the Charity Commission for Northern Ireland - Charity Registration No.: NIC100038 Registered with the DfC (NI) - Number 55 Registered with Inland Revenue Charity No. - NO00274

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

The Board of Management present their report and the audited financial statements for the year ended 31 March 2023 of North Belfast Housing Association Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Status

The Association is an Industrial and Provident Society and is registered with the Department for Communities ("DfC") providing housing accommodation for those in need. It has charitable status with HM Revenue and the Association was registered as a charity on the 18 March 2014 with the Charity Commission for Northern Ireland, registration No. NIC 100038.

Principal Activities

The Association provides general needs accommodation, purpose-built accommodation for the elderly and supporting housing solutions for those in need, including those with addictions, family issues and young homeless people.

- The objects of the association are to carry on for the benefit of the community: The business of providing housing, accommodation, assistance to help house people and associated facilities and amenities for the prevention or relief of poverty or those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and
- Any other charitable object that can be carried out by an industrial and provident society registered as a housing association by DfC.

As a registered Charity, The Association is legally required to comply with the reporting requirements set out in the Charities Act and to prepare accounts in accordance with legal guidance set out in law. The Association is regulated by the DfC and supports the Seven Principles of Public Life.

Strategic Imperatives

Our vision and mission detailed in our Strategic Plan 2022-2025 are outlined as follows:

Vision Statement

Everyone has an affordable, sustainable home in a supportive community that enables them to lead their best lives.

Mission Statement

To provide a place to call home and an outstanding service to those in need.

A home where people:

- feel they belong;
- feel safe;
- feel financially secure;
- feel supported; and
- feel part of the fabric of the community.

Supporting our Vision and Mission we have established a set of Values to influence and inform how we work together and provide a high quality service as a landlord. Our values are:

- **Integrity** - Building relationships of trust by being respectful, caring and honest with others;

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2023

- **Empowerment** - Listening to other people, maximising their ability to find solutions and make decisions that help them live their best lives;
- **Excellence** - Everyone is entitled to expect services of the highest quality that are responsive to their needs;
- **Collaboration** - Working together with others in a supportive way to achieve the best outcome;
- **Fairness** - Everyone is of equal worth and entitled to be treated fairly and included. Diversity is something to be recognised and celebrated; and
- **Sustainability** - Being concerned with the environment and with the future of those we serve.

Board of Management

The Association is governed by a 13 member voluntary Board of Management. The board set the strategic objectives for the association and receive regular reports on the association's progress and performance. The Board of Management are the directors of the company and are the trustees of the charity.

The Board of Management, who served the Association during the year, and up to the date of signing the financial statements, were:

Mrs Ursula Mayers (Chair)
Mr Tom Mervyn (Vice Chair)
Mr Brian Reid (Secretary)
Ms Jane Shaw (Treasurer)
Ms Janine Fullerton (Resigned 16/02/2023)
Mr William Chambré (Resigned 16/02/2023)
Mr John Simpson (Resigned 16/02/2023)
Mr Bob Hopkin
Mr Andrew McFarlane
Mrs Brenda Morgan
Mrs Nicola Barber (Appointed 23/05/2023)
Ms Victoria Dunn (Appointed 23/05/2023)
Ms Dervla Kearney (Appointed 23/05/2023)
Mr Paul Henry (Appointed 23/05/2023)
Mr Patrick O'Hanlon (Appointed 23/05/2023)
Mr Stephen Garvin (Appointed 4/07/2023)

The members of the Board of Management hold a fully paid share of £1 each in the Association and no financial benefit is derived from such membership. Executive officers of the Association hold no interest in the Association's share capital and although not holding legal status of directors they act as executives within the authority delegated by the Committee.

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2023

Performance for the year ended 31 March 2023

During the year the number of homes in ownership increased to 1,108 from 1,091 at the end of the prior year representing a 1.5% increase in stock size for the Association. Turnover increased by 2.7% from £7,557,643 in 2021/22 to £7,763,903 in 2022/23. This increase is as a result of new homes added to the Association's stock during the year. An average annual inflationary rent increase of 3% on much of our existing stock also helped to boost turnover.

During the past year the association faced a number of significant challenges in the delivery of maintenance projects. This resulted in a number of planned schemes being delayed. The association made progress in the latter part of the year by completing a number of procurements that will spread repair and investment workflows across a number of capable contractors.

£1,933,151 of purchase orders were issued close to the year end in relation to maintenance projects. Costs relating to these purchase orders have not been included in these financial statements. The Board of Management do not believe a constructive obligation have been created for these purchase orders as at 31 March 2023.

Expenditure on component replacements last year was £381,258 and a further £40,000 was expended on adaptations. Operating costs of £5,219,674 represent 69% of turnover (2022: 68%). The Association generated an operating surplus for the year of £2,011,243.

The Board has a set number of key performance indicators monitoring the operations of the Association on regular basis.

Performance Indicator	Actual 22/23	Target 22/23
Emergency repairs carried out within 24 hours	84%	> 85%
Urgent repairs carried out within 4 days	77%	> 80%
Routine repairs carried out within 28 days	78%	> 80%
Operating margin	44%	34%
Net margin	40%	28%
Gearing ratio	7.34	8.96
Interest cover ratio	13.58	7.15
Net debt per unit	£5,351	£5,367
Voids as a % of Stock	1.01%	1.61%

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2023

Tenant Views

All tenants were issued with the annual tenant satisfaction survey in March 2023. A total of 98 returns were received representing a return rate of 9%. NB Housing's latest annual tenant satisfaction survey results showed percentage of tenants satisfied:

1. NB Housing Overall Service - 70%;
2. Rent represents good value - 74%;
3. Accommodation - 76%;
4. Area /Location - 76%; and
5. Services represent value - 70%.

The results showed a small positive increase across 3 areas and a fall in 2. The association is committed to listening to this feedback and has developed an action plan with the aim of making improvements across a range of service.

Staff Development

NB Housing was accredited Investors in People status in 2015/16 and continues to focus on leading staff to achieve their potential and contribution to the success of the Association. This effort was further acknowledged by receiving the Investors in People Gold Award in 2019.

The association has developed an IIP working group to review and develop workstreams to make employment with NB Housing both rewarding and attractive.

Remote working was forced upon the association with the pandemic but the association has seen that remote working did bring benefits and a new Agile Working arrangement has been formulated and available to staff whose duties can be shared between home and the workplace.

Staff absence had reduced during the year from 8.91% in 2022 to 5.76% in 2023. Recruitment difficulties remained during the year causing delays in replacing and filling some posts. The association also employed our first apprentice during the year.

The Association continues to invest in staff development and training with an investment of 840 training hours with 271 attendances at a cost of £12,080.

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2023

Value for Money

NB Housing is committed to providing services and managing its assets in ways that achieve Value for Money (VfM). Value for Money is:

“Making the most efficient use of our assets and resources to deliver high quality and innovative services that successfully meet customer needs and expectations at lowest possible cost”

For NB Housing, Value for Money is about becoming a modern and efficient business, improving our service quality and providing social housing for those in need.

NB Housing take a comprehensive approach to self-assessment and use performance information to drive business decisions, and develop our improvement plans. The information also highlights trends in expenditure and focuses our team's approach to VfM.

This report includes a self-assessment demonstrating the association is achieving value for money in meeting business aims. The association completes standard benchmarking with Housemark, who collate performance data across UK social landlords. This information enables the association to compare performance and share knowledge where best value is achieved.

The information provided in this report is taken from a number of sources, financial information is taken from our Annual Audited Accounts, while other information has been collated from internal Key Performance Indicator reports and Tenant Feedback.

In order to deliver value for money the association analyses a number of business processes, ensuring budget decisions are made that support business plan objectives, ensuring effective procurement is undertaken to source services.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Expected performance in the year ending 31 March 2024

The Association plans to enhance investment on repairs and maintenance as a result of the challenges experienced during the reporting year and post pandemic. Overall budget for repairs and maintenance including revenue and capital programmes is estimated to be in the region of £3m. The works will include response repairs, compliance checks, cyclical maintenance and well as major improvements.

The association also wishes to continue to build to our stock and will develop a minimum of 50 units.

Corporate Governance

In the opinion of the Board, the Association is in compliance with the Best Practice issued by the National Housing Federation Code of Governance and with the DfC Regulatory Standards.

Corporate Strategy

The strategic plan 2022 - 2025 is divided into seven business aims:

Aims

Customer Engagement and Wellbeing

Aim: To promote the wellbeing and participation of customers in decisions that affect them.

Customer Service

Aim: To ensure that customers receive the highest possible level of service to meet their needs.

Building for the Future

Aim: To develop new housing for those in need and maintain the high quality of our existing stock.

Communication

Aim: To effectively promote the organisation and communicate with all stakeholders.

Finance

Aim: Ensure NB Housing has the financial resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Our People

Aim: Ensure NB Housing has the staff it needs to achieve its aims and priorities and they are effectively managed and supported to learn and develop.

Premises, physical and digital resources

Aim: Ensure NB Housing has the premises and other physical resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Governance

Aim: Ensure that the governance of NB Housing complies with the requirements of the law, relevant regulators, and best practice.

Annual Business Plan 2022 - 2023

Our annual business plan is designed to support the delivery of our strategic aims. The business plan contained a total of 83 objectives of which we achieved 73, partially achieved 3 and did not achieve 7.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Going Concern

After making enquiries, the Board of Management have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Treasury Management Policy

The Association's aim is to maintain loan balances at a level to support development while keeping loan interest charges to a minimum. This is achieved without comprising the Association's ability to meet its financial obligations at they fall due.

Risk Management

Responsibility for the identification of risk is clearly defined and operates through a rolling risk assessment process. A register of strategic risks is maintained and reviewed each quarter by the Board. The risk register includes potential risks from the list below:

- Economic & Supply impact;
- Windsor Framework and non-functioning executive;
- Inflation and cost pressures;
- Supplier cost pressures, inflation, energy, maintenance and development costs;
- Loss of Board members;
- Tenant Engagement;
- Potential pressure on association's ability to raise revenue, financial performance and fraud;
- Cyber security and crime;
- Development challenges to growth;
- Poor service delivery;
- Net Zero target; and
- Staff welfare.

Measures are in place to control these risks and the implementation of further mitigating actions is regularly monitored by the Board.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Financial Risk Management

The Association's operations expose it to a variety of financial risks that include the effects of changes in credit risk, price risk and interest rate risk. The Association has in place a risk management program that seeks to limit the adverse effects on the financial performance of the Association by regular review of activity levels against changing market conditions and adjustment to cashflow projections accordingly. The Association liaises with lenders on an ongoing basis to keep up to date with other products in the marketplace.

Interest rate risk

Exposure to fluctuating interest rates is managed by the composition of a balanced portfolio between fixed rate and variable rate loans.

Liquidity risk

The Association maintains a mixture of long-term and short-term loan finance that is designed to ensure there is sufficient funds to achieve business objectives and to facilitate planned growth. A managed cashflow predicts need and also ensures that the Association operates within its banking covenant commitments.

The Association has a rolling private finance facility available to fund ongoing developing plans over the next number of years. Working Capital and cashflow management is strictly controlled with moneys drawn from the existing facility as required.

Regulation

The Association's principal regulator is the DfC. Their regulatory judgement for the year 2021/22 gave the Association the highest rating of Level 1 assessing the 3 standards: Governance, Finance and Consumer. The Association is subject to regulation by the Charity Commission for Northern Ireland as it is a registered charity and the Northern Ireland Housing Executive (NIHE) in its role in administration of Supporting People funding.

Environmental matters

The Association recognises its corporate responsibility to carry out its operations and development program whilst minimising environmental impacts. The Board's continued aim is to comply with all applicable environmental legislation, prevent pollution and reduce waste wherever possible.

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2023

Internal Financial Control

The Board of Management meets regularly throughout the year with specific responsibilities for housing management, development and property management, finance, audit, risk and human resources.

The Board of Management have delegated authority to the following subcommittee:

- Housing;
- Development and Property Management;
- Audit, Risk & Human Resources; and
- Finance.

Each subcommittee operates within defined Terms of Reference. Subcommittee meetings are held quarterly and receive performance reports and take necessary decisions within the delegated authority of the main Board of Management.

Finance Committee

The Finance Committee monitors financial reporting and accounting policies, along with the adequacy of the Association's internal finance control. Operationally, budgets are developed prior to financial year end are monitored by the Finance Committee quarterly. These are measured against actual performance with the budget review process to account for any material fluctuations from plan.

Short and medium term cashflows are completed to ensure the Association has sufficiency in working capital to carry forward its operational and development commitments. Forecasting is used to project long term to assess the impact of future stock investment strategy.

The Board of Management is also responsible for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and reporting procedures. The system of internal financial control can provide only reasonable but not absolute, assurance against misstatement and loss.

The Committee has reviewed the effectiveness of the Association's system of internal financial control for the year and the reviews are ongoing. This included a detailed review of the business risks facing the Association and of the existing internal financial control procedures.

The key elements of the control system in operation are:

- The Committee maintains responsibility for overall strategy, approval of all property transactions and other major capital expenditure projects.
- There is an organisation structure with clearly defined lines of responsibility and delegation of authority.
- Detailed budgets are prepared covering the Association's businesses which are reviewed and approved by the Committee. Actual results are compared against budget and appropriate action identified and initiated.

North Belfast Housing Association Limited
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Report of the Board of Management for the Year Ended 31 March 2023

- The Audit, Risk & Human Resource Committee review matters relating to internal control and receives reports from the DfC monitoring visits, internal auditors and from senior management on a regular basis to enable it to make an assessment of the effectiveness of the Association's internal control system.

Statement of the Board's responsibilities in respect of the financial statements

The Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and Registered Housing Association legislation require the members of the Board of Management to prepare the financial statements for each financial year which give a true and fair view of the state of the Association's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1963. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Events after the Balance Sheet date

The Association has no post balance sheet date events to disclose.

Charitable donations

Donations totalling £1,200 (2022: £5,814) were made by the Association during the year. No donations for political purposes were made during the year (2022: £nil).

Financial sustainability

The Association has a robust framework of longer term financial planning in place. The Board regularly considers the longer term financial plan which covers a 30 year period.

Statement of disclosure of information to auditors

So far as each of the members of the Board of Management at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the Association's auditors are unaware, and
- that each Board member has taken all the steps that ought to have been taken as a Board member in order to be aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Independent Auditors

The auditors, RBCA Limited, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

Approved and authorised by the Board on 28 September 2023 and signed on its behalf by:



.....
Mrs Ursula Mayers
Director

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Opinion

We have audited the financial statements of North Belfast Housing Association Limited for the year ended 31 March 2023, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, Statement of Cashflows and Notes to the Financial Statements including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and the Statement of Recommended Practice for Social Housing Providers issued by the National Housing Federation.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2023 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the requirements of the Co-operative and Community Benefits Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969), the Charities Act (Northern Ireland) 2008, The Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to the Report of the Board of Management, performance section, which refers to maintenance contractor purchase orders.

We draw attention to note 28 of the financial statements, which describes an uncertainty relating to an amount due to a supplier.

Our opinion is not modified in respect of either of these.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

- the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board of Management have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of the Board of Management

As explained more fully in the Board of Management responsibilities statement the Board of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Management either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified areas of laws and regulations that could reasonably be expected have a material effect on the financial statements from our sector experiences through discussion the Board of Management and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting and taxation legislation. We considered the extent of compliance with those laws and regulations as apart of our procedures on the related financial statement items.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect was limited to enquiry of the Board of Management.
- We communicated applicable laws and regulations throughout our audit team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.
- Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Other required reporting

Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 exception reporting

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, we are required to report to you if, in our opinion:

- A satisfactory system of control over transactions has not been maintained; or
- We have not received all the information and explanations we require for our audit; or
- Proper accounting records have not been kept by the association; or
- The financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 exception reporting

Under the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 we are required to report to you if, in our opinion:

- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records; or
- We have not received all the information and explanations we require for our audit.

We have no exceptions to report arising from this responsibility.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Use of our report

This report is made solely to the Board of Management, in accordance with Article 38 of the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969). Our audit work has been undertaken so that we might state to the Board of Management those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Board of Management and the Association as a body, for our audit work, for this report, or for the opinions we have formed.

Ross Boyd

.....
Ross Boyd (Senior Statutory Auditor)
For and on behalf of RBCA Limited, Statutory Auditor

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

28 September 2023

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Statement of Comprehensive Income for the Year Ended 31 March 2023

	Note	2023 £	2022 £
Turnover		7,763,903	7,557,643
Operating costs	5	<u>(5,219,674)</u>	<u>(5,135,940)</u>
Operating surplus for the year		2,544,229	2,421,703
Interest received	10	40,232	3,923
Interest payable	11	(248,218)	(315,216)
Other finance (costs)/income	12	<u>(325,000)</u>	<u>(377,000)</u>
Surplus for the financial year		<u>2,011,243</u>	<u>1,733,410</u>
Remeasurement gain on defined benefit pension schemes	26	<u>2,071,000</u>	<u>612,000</u>
Total comprehensive income for the year		4,082,243	2,345,410

The notes on pages 23 to 49 form an integral part of these financial statements.

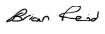
North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

(Registration number: IP000406)
Statement of Financial Position as at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Other tangible assets	15	853,380	883,577
Housing properties	13	84,403,147	79,381,893
Investments	16	250	250
		<u>85,256,777</u>	<u>80,265,720</u>
Current assets			
Debtors	18	1,016,942	1,253,755
Investments	17	1,706,620	2,147,976
Cash at bank and in hand		671,001	617,198
		<u>3,394,563</u>	<u>4,018,929</u>
Creditors: Amounts falling due within one year	19	<u>(3,584,080)</u>	<u>(3,529,655)</u>
Net current (liabilities)/assets		<u>(189,517)</u>	<u>489,274</u>
Total assets less current liabilities		85,067,260	80,754,994
Creditors: Amounts falling due after more than one year	20	(57,436,175)	(55,460,152)
Pension surplus/(liability)	26	<u>58,638</u>	<u>(1,687,362)</u>
Net assets		<u>27,689,723</u>	<u>23,607,480</u>
Capital and reserves			
Called up share capital		16	16
Revenue reserve		<u>27,689,707</u>	<u>23,607,464</u>
Total funds		<u>27,689,723</u>	<u>23,607,480</u>

Approved and authorised by the Board on 28 September 2023 and signed on its behalf by:


.....
Mrs Ursula Mayers
Director


.....
Mr Brian Reid
Director


.....
Mr Andrew McFarlane
Director

The notes on pages 23 to 49 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Statement of Changes in Reserves for the year ended 31 March 2023

	Restricted reserve	Unrestricted fund	2023
	£	£	£
Balance at 1 April 2022	-	23,607,464	23,607,464
Surplus/(deficit) from statement of comprehensive income	(116,267)	4,196,510	4,082,243
Transfer from unrestricted fund to restricted reserve.	116,267	(116,267)	-
Balance at 31 March 2023	-	27,689,707	27,689,707

The notes on pages 23 to 49 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Statement of Cash Flows for the Year Ended 31 March 2023

	Note	2023 £	2022 £
Cash flow from operating activities	A	2,835,680	3,334,687
Cash flow from Investing activities			
Purchase of housing properties		(6,649,800)	(3,338,194)
Purchase of other fixed assets		(11,872)	(14,543)
Proceeds from sale of tangible fixed assets		146,587	456,920
Grants received		4,031,389	2,159,591
Interest received		40,232	3,923
Net cash flow from investing activities		(2,463,359)	(732,303)
Cash inflow from financing activities			
Repayments of borrowings		(506,253)	(765,415)
Interest paid		(253,621)	(315,216)
Net cash flow from financing activities		(759,874)	(1,080,631)
Net change in cash and cash equivalents		(387,553)	1,521,753
Cash and cash equivalents at the beginning of the year		2,765,174	1,243,421
Cash and cash equivalents at end of the year	B	2,377,621	2,765,174

The notes on pages 23 to 49 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to Statement of Cash Flows for the Year Ended 31 March 2023

	2023	2022
	£	£
Note A - Cash flow from operating activities		
Surplus for the year	2,544,229	2,375,974
Depreciation	1,556,347	1,740,916
Amortisation of grant	(1,062,969)	(1,069,928)
Loss on sale of fixed assets	7,471	-
Support reserve transfer	-	44,585
Movements:		
- Rental debtors	(11,442)	11,478
- Other debtors	(69,064)	143,438
- Creditors less than one year	(128,892)	88,224
	2,835,680	3,334,687

The notes on pages 23 to 49 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to Statement of Cash Flows for the Year Ended 31 March 2023

	At 1 April 2022	Cash flow	Other Changes	At 31 March 2023
	£	£	£	£
Note B - Analysis of net debt				
Cash in hand and at bank	617,198	53,803	-	671,001
Investment	2,147,976	(441,356)	-	1,706,620
Cash and cash equivalents	2,765,174	(387,553)	-	2,377,621
Debt due within one year	(506,341)	(43,434)	-	(549,775)
Debt due after more than one year	(5,906,575)	549,688	-	(5,356,887)
	(3,647,742)	118,701	-	(3,529,041)

	2023 £	2022 £
Note C - Reconciliation of net cash flow to movement in net debt		
Decrease in cash and cash equivalents in the year	(387,553)	1,521,753
Repayments of loans	506,253	765,415
Movement in net debt in the financial year	118,701	2,287,168
Net debt at 1 April	(3,647,742)	(5,934,910)
Net debt at 31 March	(3,529,041)	(3,647,742)

The notes on pages 23 to 49 form an integral part of these financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

1 General information

The association's principal activity during the financial year was providing high quality, affordable homes for rent throughout Northern Ireland. The association is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and incorporated in the UK.

The address of its registered office is:

Gate Lodge
8 Flax Street
Belfast
BT14 7EQ

The presentational currency is £ sterling and the level of rounding is £1.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements of North Belfast Housing Association Limited have been prepared on the going concern basis in compliance with United Kingdom Accounting Standards, including Financial Reporting Standard 102, "The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland" ("FRS 102") under the historical cost convention, and in accordance with the applicable accounting standards in the United Kingdom and Statement of Recommended Practice for Accounting by Registered Social Landlords.

The principal accounting policies, which have been applied consistently throughout the year, are set out below. The presentation of the financial statements complies with the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of preparation

These financial statements are prepared on a going concern basis, under the historical cost convention. The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the association accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 3.

Going concern

After making appropriate enquires, the Board of Management has a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason, it continues to adopt the going concern basis in the financial statements.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents the amount receivable for goods supplied or services rendered, net of returns, discounts and rebates allowed by the association and value added taxes. The association bases its estimates of returns on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement.

Where the consideration receivable in cash and cash equivalents is deferred and the arrangement constitutes a financing transaction, the fair value of the consideration is measured at the present value of all future receipts using the imputed rate of interest. The association recognises revenue when (a) the significant risks and rewards of ownership have been transferred to the buyer; (b) the association retains no continuing involvement or control over the goods; (c) the amount of revenue can be measured reliably; (d) it is probable that future economic benefits will flow through the association and (e) when the specific criteria relating to each of the associations' sales channels have been met, as described below and in note 4.

Net rental income

Income includes rent and service charge income arising from the provision of housing accommodation and the amortisation of Housing Association Grant. Income is recognised in the period to which it relates.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

Employee benefits

The association provides a range of benefits to employees, including paid holiday arrangements and defined benefit pension plans.

i) Short term benefits

Short term benefits, including holiday pay and other similar non-monetary benefits, are recognised as an expense in the period in which the service is received.

ii) Multi-employer pension plan

Retirement benefits to employees of the Association are provided by the Northern Ireland Local Government Officers Superannuation Committee (NILGOSC) defined benefit scheme which is externally funded.

The assets of the NILGOSC scheme are held separately from those of the Association. The Association has adopted FRS 102 section 28 "Employee benefits" in these financial statements. Pension scheme assets are measured using market value. Pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term to the liability. The increase in the present value of the liabilities of the Association's defined benefit pension scheme arising from employee service in the year is charged to operating surplus. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This cost is recognised in the Statement of Comprehensive Income as "Other finance costs."

Housing Association Grant and other grants

Housing Association Grant and other grants received as a contribution towards the capital costs of housing properties of the Association were set against the capital cost of these properties in the prior years. Housing Association Grant is disclosed as "Creditors: amounts falling due after more than one year" rather than set against the capital cost and are amortised to the Statement of Comprehensive Income as per the turnover policy. Housing Association Grant received against revenue expenditure is credited to revenue in the period in which the related expenditure is charged.

Such grants, although treated as a grant for accounting purposes, may be repayable under certain circumstances, primarily following the sale.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

Depreciation and impairment

Housing properties

Housing properties are split between land, structure and major components which require periodic replacement. Replacement or refurbishment of such major components is capitalised and depreciated over the estimated useful life which has been set taking into account professional guidance and the association's asset management strategy. In determining the remaining useful lives for the housing stock, the association has taken account of views provided by both internal and external professional sources.

Land is not subject to depreciation. Depreciation is charged so as to write down the cost or valuation of the freehold housing properties and major components on a straight-line basis over their expected useful economic lives.

Major components are treated as separable assets and depreciated over their expected useful economic lives or the lives of the structure to which they relate, if shorter, over the following periods:

Asset class	Depreciation method and rate
Structure	100 years
Kitchen	15 years
Bathroom	25 years
Heating boiler	15 years
Heating system	25 years
Windows and doors	25 years
Electrics	30 years
Lift	30 years
Roof	30 years

Housing assets are depreciated in the month of acquisition, or in the case of a larger project, from the month of completion. Where there is evidence of impairment, the fixed assets are written down to the recoverable amount and any write down would be charged to the operating surplus.

Other fixed assets

Depreciation of other fixed assets is charged over the estimated useful economic lives of the assets.

Office premises - 2% straight line
Office furniture and equipment - 20% reducing balance
Computer equipment - 20% straight line

Subsequent additions and major components

Subsequent costs, including major inspections, are included in the assets carrying amount or recognised as a separate asset, as appropriate, only when it is probable that economic benefits associated with the item will flow to the association and the cost can be measured reliably. The carrying amount of any replaced component is de-recognised.

Repairs, maintenance and minor inspection costs are expensed as incurred.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

Derecognition

Tangible assets are de-recognised on disposal or when no future economic benefits are expected. On disposal the difference between the net disposal proceeds and the carrying amount is recognised in the Statement of Comprehensive Income.

Investments

Investments in equity shares which are publicly traded or where the fair value can be measured reliably are initially measured at fair value, with changes in fair value recognised in profit or loss. Investments in equity shares which are not publicly traded and where fair value cannot be measured reliably are measured at cost less impairment.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Impairment of non-financial assets

At each Statement of financial position date non-financial assets are not carried at fair value are assessed to determine whether there is an indication that the asset (or asset's cash generating unit) may be impaired. If there is such an indication the recoverable amount of the asset (or asset's cash generating unit) is compared to the carrying amount of the asset (or asset's cash generating unit).

The recoverable amount of the asset (or asset's cash generating unit) is the higher of the fair value less costs to sell and value in use. Value in use is defined as the present value of the future cash flows before interest and tax obtainable as a result of the asset's (or asset's cash generating unit) continued use. These cash flows discontinued using a pre-tax discount rate that represents the current market risk-free rate and the risks inherent in the assets.

If the recoverable amount of the asset (or asset's cash generating unit) is estimated to be lower than the carrying amount, the carrying amount is reduced to its recoverable amount. An impairment loss is recognised in the Statement of Comprehensive Income and Retained Earnings, unless the asset has been revalued when the amount is recognised in other comprehensive income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the Statement of Comprehensive Income and Retained Earnings.

If an impairment loss is subsequently reversed, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation or amortisation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of Comprehensive Income and Retained Earnings.

i) Provisions

Provisions are recognised when the company has an obligation at the reporting date as a result of a past event, it is probable that the company will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

ii) Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence of uncertain future events not wholly within the Association's control. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Financial instruments

The association has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

i) Financial assets

Basic financial assets, including trade and other receivables and cash and bank balances initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in Statement of Comprehensive Income and Retained Earnings.

If there is a decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in Statement of Comprehensive Income and Retained Earnings.

Financial assets are de-recognised when (a) the contractual rights to the cash flows from the asset to expire or are settled, (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or, (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions. Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price.

Such assets are subsequently carried at fair value and the changes in fair value are recognised in the Statement of Comprehensive Income and Retained Earnings, except that investments in equity instruments that are not publicly traded and whose fair values cannot be measured reliably are measured at cost less impairment.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

ii) Financial liabilities

Basic financial liabilities, including trade and other payables, bank loans and loans from fellow association companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate of method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. The extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Disposal proceeds fund

The net surpluses, after loan repayments, that arise from the sale of property to tenants under the voluntary purchase grant arrangements instituted by the Department for Communities can be used by the Association to fund works on property that would not be eligible for housing association grant or in certain circumstances, attract loan finance.

If the surpluses are not used within two years of their receipt they may be payable in part or in full to the Department of Communities.

Tenant services fund

The surplus/deficit generated in this fund is transferred to a reserve, held within creditors.

Revenue reserves

The Association's policy is to retain a level of revenue reserves which reflects its needs at the current time and in the foreseeable future. The reserves required are sufficient to meet committed running costs for a period equivalent to nine months budgeted future expenditure. The Board of Management reviews the adequacy of the revenue reserves level on an annual basis.

Restricted fund

Under the terms of the Supporting People Funding Agreement Supporting People funding must be identified as a Restricted Fund. Income and expenditure relating to Supporting People Funding must be denoted as restricted. Supporting People reserves, if applicable, are held separately and denoted as Restricted Funds. Any deficit is offset against the general reserve.

Share capital

Ordinary shares are classified as equity. Equity instruments are measured at the fair value of the cash or other resources received or receivable, net of the direct costs of issuing the equity instruments. If payment is deferred and the time value of money is material, the initial measurement is on a present value basis.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

3 Critical accounting judgements and estimation uncertainty

Estimates and judgements made in the process of preparing the association financial statements are continually evaluated and are based on historical expenses and other factors, including expectations of future events that believed to be reasonable under the circumstances.

(a) Critical judgement in applying the entity's accounting policies

There are no critical judgements in applying the entity's accounting policies.

(b) Critical accounting estimates and assumptions

The Board of Management makes estimates and assumptions concerning the future in the process of preparing the association financial statements. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

(i) Useful economic lives of housing properties

The annual depreciation on housing properties is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reviewed annually. They are amended when necessary to reflect current estimates, based on future investments, economic utilisation and the physical condition of the assets.

(ii) Defined benefit pension scheme

The Association has an obligation to pay pension benefits to certain employees. The cost of these benefits and the present value of the obligation depend on a number of factors, including; life expectancy, salary increases, asset valuations and the discount rate on corporate bonds. Management estimates these factors in determining the net pension obligation in the balance sheet. The assumptions reflect historical experience and current trends.

(iii) Accruals

Accrued expenditure includes amounts relating to certain purchase orders issued by the Association. Actual amounts subsequently invoiced by suppliers may vary from amounts accrued due to subsequent work variations and other unforeseen circumstances. Purchase orders are accrued by the Association when it considers that a constructive obligation has been created and are valued with reference to agreed contractual rates and reflecting historical experience and current trends.

(iv) Bad debt provisions

Recoverability of trade debtors is part of the association's credit control process to regularly monitor the recoverability of trade debtors, and make adequate provisions for any doubtful amounts. Bad debt provisions are calculated both on a specific and general basis, using all information available to the association at the time.

There are no other critical accounting estimates and assumptions.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

4 Analysis of turnover

Turnover and results relate to the association's main activities which are carried out in the United Kingdom. Turnover represents rental and service charge income and residential charges for housing with care, net of voids. It also includes amortisation of grants received from the Northern Ireland Housing Executive.

5 Operating costs

	2023	2022
	£	£
Social housing activities	5,049,980	4,849,543
Non-social housing activities	169,694	286,397
	5,219,674	5,135,940

6 Operating surplus

	2023	2022
	£	£
This is stated after charging/(crediting):		
Staff costs (Note 7)		
Wages and salaries	1,600,116	1,408,432
Depreciation		
- Housing properties	1,514,278	1,509,779
- Other tangible fixed assets	42,069	38,453
Amortisation of grants	(1,062,969)	(1,069,928)
Auditors' remuneration		
- Audit services	6,378	6,522

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

7 Employee information

	2023	2022
	£	£
Staff costs		
Gross salaries	1,274,112	1,110,264
Employer's NIC	115,004	102,507
Other pension costs	211,000	195,661
	1,600,116	1,408,432
	2023	2022
	Number	Number
Average monthly number of persons employed during the year:	39	48

8 Directors' emoluments

The aggregate remuneration of key management personnel of the Association during the year was:

	2023	2022
	£	£
Aggregate emoluments (including pension contributions)	257,798	239,193
Emoluments payable to the highest paid director (excluding pension contributions)	86,761	81,000

The number of key management to whom emoluments (excluding pensions) were paid during the year falls within each of the following bands:

Salary Band	2023	2022
	No.	No.
£80,000 - £90,000	1	1
£70,000 - £80,000	-	-
£60,000 - £70,000	2	-
£50,000 - £60,000	-	2
	3	3

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

Members of the Board of Management serve in a voluntary capacity and none (2022: none) were in receipt of emoluments during the year.

The Board and Committee members were reimbursed for expenses totalling £Nil (2022: £Nil) during the year.

9 Disposal proceeds fund

	2023	2022
	£	£
Opening balance	915,806	458,886
Surplus/(deficit) on disposal	88,111	456,920
Recycled HAG	(717,131)	-
Closing balance	286,786	915,806

10 Interest receivable and similar income

	2023	2022
	£	£
Interest receivable	40,232	3,923

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

11 Interest payable and similar expenses

	2023	2022
	£	£
Loans repayable within 5 years	44,112	42,825
Loans repayable wholly or partly in more than 5 years	204,106	272,391
	248,218	315,216

12 Other finance costs

	2023	2022
	£	£
Defined benefit pension scheme net interest cost	325,000	377,000

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

13 Tangible fixed assets - housing properties and housing association grants

	2023	2022
Housing Properties	£	£
Cost		
At 1 April	98,218,416	95,659,195
Additions	6,669,695	3,338,194
Disposals	(347,144)	(778,973)
Transfers	-	
At 31 March	104,540,967	98,218,416
Accumulated depreciation		
At 1 April	18,836,523	17,648,508
Charge for the year	1,514,278	1,509,779
Disposals	(212,981)	(321,764)
At 31 March 23	20,137,820	18,836,523
Net book value		
At 31 March	84,403,147	79,381,893

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

14 Housing Association Grants

	2023	2022
Housing Association Grants	£	£
Cost		
At 1 April 2022	65,679,206	64,056,000
Additions	3,969,386	2,159,591
Disposals	(234,783)	(536,385)
At 31 March	69,413,809	65,679,206
Accumulated amortisation		
At 1 April 2022	15,485,272	14,687,204
Charge for the year	1,062,969	1,069,928
Disposals	(166,567)	(271,860)
At 31 March	16,381,674	15,485,272
Net book value		
At 31 March	53,032,135	50,193,934

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

15 Other tangible assets

	Motor Vehicles £	Office Premises £	Office Furniture and Fittings £	Total £
Cost				
At 1 April 2022	6,038	1,193,874	287,872	1,487,784
Additions	-	-	11,872	11,872
At 31 March 2023	6,038	1,193,874	299,744	1,499,656
Accumulated depreciation				
At 1 April 2022	1,102	362,266	240,839	604,207
Charge for the year	1,209	21,830	19,030	42,069
At 31 March 2023	2,311	384,096	259,869	646,276
Net book value				
At 31 March 2023	3,727	809,778	39,875	853,380
At 31 March 2022	4,936	831,608	47,033	883,577

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

16 Fixed Asset Investments

	Investments
	£
Cost and net book value	
At 1 April 2022 and 31 March 2023	250

17 Current Asset Investments

	2023	2022
	£	£
Deposit bank accounts	1,706,620	2,147,976

18 Debtors

	2023	2022
	£	£
Rental Debtors Gross - Technical	214,945	203,503
Rental Debtors Gross - Non Technical	215,620	244,233
Provision for Bad Debts	(215,620)	(244,233)
Net rental (including rates, service charges) debtors	214,945	203,503
Other Debtors	908	132
Prepayments and accrued income	126,760	58,473
Housing Association Grant receivable	674,329	991,647
	1,016,942	1,253,755

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

19 Creditors: amounts falling due within one year

	2023	2022
	£	£
Housing loans (Note 20)	549,775	506,340
Trade creditors	85,325	72,708
Rent, rates and service charges received in advance	73,518	86,308
Accruals and deferred income	1,610,524	1,281,599
Housing Association Grant deferred (Note 14)	1,040,958	1,055,619
Tenants services account	23,423	26,431
Other creditors	1,882	106
Disposal proceeds fund (Note 9)	198,675	500,544
	3,584,080	3,529,655

20 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Housing loans (Note 20)	5,356,887	5,906,575
Disposal proceeds fund (Note 9)	88,111	415,262
Housing Association Grants deferred (Note 14)	51,991,177	49,138,315
	57,436,175	55,460,152

The surplus on the disposal proceeds fund must be used within two years of the sale of the property.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

21 Loans

	2023	2022
	£	£
Housing Loans		
Less than one year, or on demand	549,775	506,340
Between one and two years	541,382	549,873
Between two and five years	3,459,065	3,632,865
After more than five years	1,356,440	1,723,837
	5,906,662	6,412,915

Security

Housing loans are secured by specific charges on the Association's properties and are repayable at varying rates of interest in instalments.

22 Called up share capital

	2023	2022
	£	£
Ordinary shares of £1 each, fully paid		
As at 1 April 2022	16	13
Issued/(released) during the year	-	3
Repaid	-	-
As at 31 March 2023	16	16

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Notes to the Financial Statements for the Year Ended 31 March 2023

23 Turnover, operating costs and operating surplus

		2023		2022
	Operating Turnover	Operating Costs	Operating Surplus	Operating Surplus
	£	£	£	£
Social Housing Activities	7,470,753	4,919,531	2,551,222	2,442,656
Non-Social Housing Activities	293,150	300,143	(6,993)	(20,953)
	7,763,903	5,219,674	2,544,229	2,421,703

24 Housing stock

Number of units owned on 31 March	2023 Number	2022 Number
Self-contained		
General needs housing	976	959
Sheltered housing	64	64
Supported housing	68	68
	1,108	1,091

North Belfast Housing Association Limited

Northern Ireland - Charity number 100038

Annual report

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

The Board of Management present their report and the audited financial statements for the year ended 31 March 2023 of North Belfast Housing Association Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Status

The Association is an Industrial and Provident Society and is registered with the Department for Communities ("DfC") providing housing accommodation for those in need. It has charitable status with HM Revenue and the Association was registered as a charity on the 18 March 2014 with the Charity Commission for Northern Ireland, registration No. NIC 100038.

Principal Activities

The Association provides general needs accommodation, purpose-built accommodation for the elderly and supporting housing solutions for those in need, including those with addictions, family issues and young homeless people.

- The objects of the association are to carry on for the benefit of the community: The business of providing housing, accommodation, assistance to help house people and associated facilities and amenities for the prevention or relief of poverty or those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage; and
- Any other charitable object that can be carried out by an industrial and provident society registered as a housing association by DfC.

As a registered Charity, The Association is legally required to comply with the reporting requirements set out in the Charities Act and to prepare accounts in accordance with legal guidance set out in law. The Association is regulated by the DfC and supports the Seven Principles of Public Life.

Strategic Imperatives

Our vision and mission detailed in our Strategic Plan 2022-2025 are outlined as follows:

Vision Statement

Everyone has an affordable, sustainable home in a supportive community that enables them to lead their best lives.

Mission Statement

To provide a place to call home and an outstanding service to those in need.

A home where people:

- feel they belong;
- feel safe;
- feel financially secure;
- feel supported; and
- feel part of the fabric of the community.

Supporting our Vision and Mission we have established a set of Values to influence and inform how we work together and provide a high quality service as a landlord. Our values are:

- **Integrity** - Building relationships of trust by being respectful, caring and honest with others;

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

- **Empowerment** - Listening to other people, maximising their ability to find solutions and make decisions that help them live their best lives;
- **Excellence** - Everyone is entitled to expect services of the highest quality that are responsive to their needs;
- **Collaboration** - Working together with others in a supportive way to achieve the best outcome;
- **Fairness** - Everyone is of equal worth and entitled to be treated fairly and included. Diversity is something to be recognised and celebrated; and
- **Sustainability** - Being concerned with the environment and with the future of those we serve.

Board of Management

The Association is governed by a 13 member voluntary Board of Management. The board set the strategic objectives for the association and receive regular reports on the association's progress and performance. The Board of Management are the directors of the company and are the trustees of the charity.

The Board of Management, who served the Association during the year, and up to the date of signing the financial statements, were:

Mrs Ursula Mayers (Chair)
Mr Tom Mervyn (Vice Chair)
Mr Brian Reid (Secretary)
Ms Jane Shaw (Treasurer)
Ms Janine Fullerton (Resigned 16/02/2023)
Mr William Chambré (Resigned 16/02/2023)
Mr John Simpson (Resigned 16/02/2023)
Mr Bob Hopkin
Mr Andrew McFarlane
Mrs Brenda Morgan
Mrs Nicola Barber (Appointed 23/05/2023)
Ms Victoria Dunn (Appointed 23/05/2023)
Ms Dervla Kearney (Appointed 23/05/2023)
Mr Paul Henry (Appointed 23/05/2023)
Mr Patrick O'Hanlon (Appointed 23/05/2023)
Mr Stephen Garvin (Appointed 4/07/2023)

The members of the Board of Management hold a fully paid share of £1 each in the Association and no financial benefit is derived from such membership. Executive officers of the Association hold no interest in the Association's share capital and although not holding legal status of directors they act as executives within the authority delegated by the Committee.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Performance for the year ended 31 March 2023

During the year the number of homes in ownership increased to 1,108 from 1,091 at the end of the prior year representing a 1.5% increase in stock size for the Association. Turnover increased by 2.7% from £7,557,643 in 2021/22 to £7,763,903 in 2022/23. This increase is as a result of new homes added to the Association's stock during the year. An average annual inflationary rent increase of 3% on much of our existing stock also helped to boost turnover.

During the past year the association faced a number of significant challenges in the delivery of maintenance projects. This resulted in a number of planned schemes being delayed. The association made progress in the latter part of the year by completing a number of procurements that will spread repair and investment workflows across a number of capable contractors.

£1,933,151 of purchase orders were issued close to the year end in relation to maintenance projects. Costs relating to these purchase orders have not been included in these financial statements. The Board of Management do not believe a constructive obligation have been created for these purchase orders as at 31 March 2023.

Expenditure on component replacements last year was £381,258 and a further £40,000 was expended on adaptations. Operating costs of £5,219,674 represent 69% of turnover (2022: 68%). The Association generated an operating surplus for the year of £2,011,243.

The Board has a set number of key performance indicators monitoring the operations of the Association on regular basis.

Performance Indicator	Actual 22/23	Target 22/23
Emergency repairs carried out within 24 hours	84%	> 85%
Urgent repairs carried out within 4 days	77%	> 80%
Routine repairs carried out within 28 days	78%	> 80%
Operating margin	44%	34%
Net margin	40%	28%
Gearing ratio	7.34	8.96
Interest cover ratio	13.58	7.15
Net debt per unit	£5,351	£5,367
Voids as a % of Stock	1.01%	1.61%

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Tenant Views

All tenants were issued with the annual tenant satisfaction survey in March 2023. A total of 98 returns were received representing a return rate of 9%. NB Housing's latest annual tenant satisfaction survey results showed percentage of tenants satisfied:

1. NB Housing Overall Service - 70%;
2. Rent represents good value - 74%;
3. Accommodation - 76%;
4. Area /Location - 76%; and
5. Services represent value - 70%.

The results showed a small positive increase across 3 areas and a fall in 2. The association is committed to listening to this feedback and has developed an action plan with the aim of making improvements across a range of service.

Staff Development

NB Housing was accredited Investors in People status in 2015/16 and continues to focus on leading staff to achieve their potential and contribution to the success of the Association. This effort was further acknowledged by receiving the Investors in People Gold Award in 2019.

The association has developed an IIP working group to review and develop workstreams to make employment with NB Housing both rewarding and attractive.

Remote working was forced upon the association with the pandemic but the association has seen that remote working did bring benefits and a new Agile Working arrangement has been formulated and available to staff whose duties can be shared between home and the workplace.

Staff absence had reduced during the year from 8.91% in 2022 to 5.76% in 2023. Recruitment difficulties remained during the year causing delays in replacing and filling some posts. The association also employed our first apprentice during the year.

The Association continues to invest in staff development and training with an investment of 840 training hours with 271 attendances at a cost of £12,080.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Value for Money

NB Housing is committed to providing services and managing its assets in ways that achieve Value for Money (VfM). Value for Money is:

“Making the most efficient use of our assets and resources to deliver high quality and innovative services that successfully meet customer needs and expectations at lowest possible cost”

For NB Housing, Value for Money is about becoming a modern and efficient business, improving our service quality and providing social housing for those in need.

NB Housing take a comprehensive approach to self-assessment and use performance information to drive business decisions, and develop our improvement plans. The information also highlights trends in expenditure and focuses our team's approach to VfM.

This report includes a self-assessment demonstrating the association is achieving value for money in meeting business aims. The association completes standard benchmarking with Housemark, who collate performance data across UK social landlords. This information enables the association to compare performance and share knowledge where best value is achieved.

The information provided in this report is taken from a number of sources, financial information is taken from our Annual Audited Accounts, while other information has been collated from internal Key Performance Indicator reports and Tenant Feedback.

In order to deliver value for money the association analyses a number of business processes, ensuring budget decisions are made that support business plan objectives, ensuring effective procurement is undertaken to source services.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Expected performance in the year ending 31 March 2024

The Association plans to enhance investment on repairs and maintenance as a result of the challenges experienced during the reporting year and post pandemic. Overall budget for repairs and maintenance including revenue and capital programmes is estimated to be in the region of £3m. The works will include response repairs, compliance checks, cyclical maintenance and well as major improvements.

The association also wishes to continue to build to our stock and will develop a minimum of 50 units.

Corporate Governance

In the opinion of the Board, the Association is in compliance with the Best Practice issued by the National Housing Federation Code of Governance and with the DfC Regulatory Standards.

Corporate Strategy

The strategic plan 2022 - 2025 is divided into seven business aims:

Aims

Customer Engagement and Wellbeing

Aim: To promote the wellbeing and participation of customers in decisions that affect them.

Customer Service

Aim: To ensure that customers receive the highest possible level of service to meet their needs.

Building for the Future

Aim: To develop new housing for those in need and maintain the high quality of our existing stock.

Communication

Aim: To effectively promote the organisation and communicate with all stakeholders.

Finance

Aim: Ensure NB Housing has the financial resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Our People

Aim: Ensure NB Housing has the staff it needs to achieve its aims and priorities and they are effectively managed and supported to learn and develop.

Premises, physical and digital resources

Aim: Ensure NB Housing has the premises and other physical resources it needs to achieve its aims and priorities and these are effectively and efficiently managed.

Governance

Aim: Ensure that the governance of NB Housing complies with the requirements of the law, relevant regulators, and best practice.

Annual Business Plan 2022 - 2023

Our annual business plan is designed to support the delivery of our strategic aims. The business plan contained a total of 83 objectives of which we achieved 73, partially achieved 3 and did not achieve 7.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Going Concern

After making enquiries, the Board of Management have a reasonable expectation that the Association has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements.

Treasury Management Policy

The Association's aim is to maintain loan balances at a level to support development while keeping loan interest charges to a minimum. This is achieved without comprising the Association's ability to meet its financial obligations at they fall due.

Risk Management

Responsibility for the identification of risk is clearly defined and operates through a rolling risk assessment process. A register of strategic risks is maintained and reviewed each quarter by the Board. The risk register includes potential risks from the list below:

- Economic & Supply impact;
- Windsor Framework and non-functioning executive;
- Inflation and cost pressures;
- Supplier cost pressures, inflation, energy, maintenance and development costs;
- Loss of Board members;
- Tenant Engagement;
- Potential pressure on association's ability to raise revenue, financial performance and fraud;
- Cyber security and crime;
- Development challenges to growth;
- Poor service delivery;
- Net Zero target; and
- Staff welfare.

Measures are in place to control these risks and the implementation of further mitigating actions is regularly monitored by the Board.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Financial Risk Management

The Association's operations expose it to a variety of financial risks that include the effects of changes in credit risk, price risk and interest rate risk. The Association has in place a risk management program that seeks to limit the adverse effects on the financial performance of the Association by regular review of activity levels against changing market conditions and adjustment to cashflow projections accordingly. The Association liaises with lenders on an ongoing basis to keep up to date with other products in the marketplace.

Interest rate risk

Exposure to fluctuating interest rates is managed by the composition of a balanced portfolio between fixed rate and variable rate loans.

Liquidity risk

The Association maintains a mixture of long-term and short-term loan finance that is designed to ensure there is sufficient funds to achieve business objectives and to facilitate planned growth. A managed cashflow predicts need and also ensures that the Association operates within its banking covenant commitments.

The Association has a rolling private finance facility available to fund ongoing developing plans over the next number of years. Working Capital and cashflow management is strictly controlled with moneys drawn from the existing facility as required.

Regulation

The Association's principal regulator is the DfC. Their regulatory judgement for the year 2021/22 gave the Association the highest rating of Level 1 assessing the 3 standards: Governance, Finance and Consumer. The Association is subject to regulation by the Charity Commission for Northern Ireland as it is a registered charity and the Northern Ireland Housing Executive (NIHE) in its role in administration of Supporting People funding.

Environmental matters

The Association recognises its corporate responsibility to carry out its operations and development program whilst minimising environmental impacts. The Board's continued aim is to comply with all applicable environmental legislation, prevent pollution and reduce waste wherever possible.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Internal Financial Control

The Board of Management meets regularly throughout the year with specific responsibilities for housing management, development and property management, finance, audit, risk and human resources.

The Board of Management have delegated authority to the following subcommittee:

- Housing;
- Development and Property Management;
- Audit, Risk & Human Resources; and
- Finance.

Each subcommittee operates within defined Terms of Reference. Subcommittee meetings are held quarterly and receive performance reports and take necessary decisions within the delegated authority of the main Board of Management.

Finance Committee

The Finance Committee monitors financial reporting and accounting policies, along with the adequacy of the Association's internal finance control. Operationally, budgets are developed prior to financial year end are monitored by the Finance Committee quarterly. These are measured against actual performance with the budget review process to account for any material fluctuations from plan.

Short and medium term cashflows are completed to ensure the Association has sufficiency in working capital to carry forward its operational and development commitments. Forecasting is used to project long term to assess the impact of future stock investment strategy.

The Board of Management is also responsible for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and reporting procedures. The system of internal financial control can provide only reasonable but not absolute, assurance against misstatement and loss.

The Committee has reviewed the effectiveness of the Association's system of internal financial control for the year and the reviews are ongoing. This included a detailed review of the business risks facing the Association and of the existing internal financial control procedures.

The key elements of the control system in operation are:

- The Committee maintains responsibility for overall strategy, approval of all property transactions and other major capital expenditure projects.
- There is an organisation structure with clearly defined lines of responsibility and delegation of authority.
- Detailed budgets are prepared covering the Association's businesses which are reviewed and approved by the Committee. Actual results are compared against budget and appropriate action identified and initiated.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

- The Audit, Risk & Human Resource Committee review matters relating to internal control and receives reports from the DfC monitoring visits, internal auditors and from senior management on a regular basis to enable it to make an assessment of the effectiveness of the Association's internal control system.

Statement of the Board's responsibilities in respect of the financial statements

The Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and Registered Housing Association legislation require the members of the Board of Management to prepare the financial statements for each financial year which give a true and fair view of the state of the Association's affairs and of its surplus or deficit for that period. In preparing these statements the Board is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Association will continue to operate.

The members of the Board of Management are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the financial statements comply with the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1963. They have general responsibility for the taking of reasonable steps to safeguard the assets of the Association and to prevent and detect fraud and other irregularities.

Events after the Balance Sheet date

The Association has no post balance sheet date events to disclose.

Charitable donations

Donations totalling £1,200 (2022: £5,814) were made by the Association during the year. No donations for political purposes were made during the year (2022: £nil).

Financial sustainability

The Association has a robust framework of longer term financial planning in place. The Board regularly considers the longer term financial plan which covers a 30 year period.

Statement of disclosure of information to auditors

So far as each of the members of the Board of Management at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the Association's auditors are unaware, and
- that each Board member has taken all the steps that ought to have been taken as a Board member in order to be aware of any relevant audit information and to establish that the Association's auditors are aware of that information.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Report of the Board of Management for the Year Ended 31 March 2023

Independent Auditors

The auditors, RBCA Limited, have indicated their willingness to continue in office, and a resolution proposing their reappointment will be proposed at the Annual General Meeting.

Approved and authorised by the Board on 28 September 2023 and signed on its behalf by:



.....
Mrs Ursula Mayers
Director

North Belfast Housing Association Limited

Northern Ireland - Charity number 100038

Annual return

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Opinion

We have audited the financial statements of North Belfast Housing Association Limited for the year ended 31 March 2023, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves, Statement of Cashflows and Notes to the Financial Statements including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 - 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and the Statement of Recommended Practice for Social Housing Providers issued by the National Housing Federation.

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2023 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the requirements of the Co-operative and Community Benefits Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969), the Charities Act (Northern Ireland) 2008, The Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 and the Registered Housing Associations (Accounting Requirements) Order (Northern Ireland) 1993.

Basis of Opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to the Report of the Board of Management, performance section, which refers to maintenance contractor purchase orders.

We draw attention to note 28 of the financial statements, which describes an uncertainty relating to an amount due to a supplier.

Our opinion is not modified in respect of either of these.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

- the Board of Management's use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Board of Management have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Association's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of the Board of Management

As explained more fully in the Board of Management responsibilities statement the Board of Management are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the Board of Management either intend to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified areas of laws and regulations that could reasonably be expected have a material effect on the financial statements from our sector experiences through discussion the Board of Management and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting and taxation legislation. We considered the extent of compliance with those laws and regulations as apart of our procedures on the related financial statement items.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect was limited to enquiry of the Board of Management.
- We communicated applicable laws and regulations throughout our audit team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.
- Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Other required reporting

Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 exception reporting

Under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969, we are required to report to you if, in our opinion:

- A satisfactory system of control over transactions has not been maintained; or
- We have not received all the information and explanations we require for our audit; or
- Proper accounting records have not been kept by the association; or
- The financial statements are not in agreement with the accounting records.

We have no exceptions to report arising from this responsibility.

Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 exception reporting

Under the Charities (Accounts and Reports) Regulations (Northern Ireland) 2015 we are required to report to you if, in our opinion:

- Sufficient accounting records have not been kept; or
- The financial statements are not in agreement with the accounting records; or
- We have not received all the information and explanations we require for our audit.

We have no exceptions to report arising from this responsibility.

North Belfast Housing Association Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of North Belfast Housing Association Limited

Use of our report

This report is made solely to the Board of Management, in accordance with Article 38 of the Co-Operative and Community Benefit Societies Act (Northern Ireland) 1969 (formerly the Industrial and Provident Societies Act (Northern Ireland) 1969). Our audit work has been undertaken so that we might state to the Board of Management those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Board of Management and the Association as a body, for our audit work, for this report, or for the opinions we have formed.

Ross Boyd

.....
Ross Boyd (Senior Statutory Auditor)
For and on behalf of RBCA Limited, Statutory Auditor

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

28 September 2023