

Connswater Homes Ltd

Northern Ireland · Charity number 106095

Details

Status	Received
Registered	2017-04-10
Register	View on the Charity Commission for Northern Ireland register

Contact

Address
Connswater Homes Ltd
Unit 5 Citylink Business Park
Albert Street
Belfast
BT12 4hq
BT12 4HQ

Phone 02890656155

Email housing@connswater.org.uk

Website www.connswater.org.uk

Activities

Purposes: The Association is formed for the benefit of the community. Its objects shall be to carry on for the benefit of the community: A2.1 the business of providing housing, accommodation, assistance to help house people and associated facilities and amenities for the prevention or relief of poverty or for those in need by reason of youth, age, ill health, disability, financial hardship or other disadvantage. A2.2 any other charitable object that can be carried out by an Industrial and Provident Society registered as a housing association by the Department.

What the charity does: 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

Who the charity helps: General public

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£10,064,903	£9,024,480	£-142,139,104	34

Trustees

Name	Role	Appointed
Mr Alan Hill		
Mr Gerard Mcgarry		
Mr John Beattie		
Mr Martin Leahy		
Mr Michael Graham		
Mr. Alex Ward		
Mrs Kelly Andrews		
Ms Sara Templer		
Professor Patrick Gray		
Robbie Davis		

Connswater Homes Ltd

Northern Ireland - Charity number 106095

Accounts

Registration number: IP000166

Connswater Homes Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2025

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2025

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Connswater Homes Limited
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Board of Management and Advisers

Management Board	Mr Robbie Davis (Chairman) Dr Sara Templer (Vice Chairman) Mr Alan Hill (Honorary Secretary) Mrs Kelly Andrews (Honorary Treasurer) Mr John Beattie Mr Michael Graham Professor Paddy Gray Martin Leahy Gerard McGarry Mr Alex Ward
Chief executive	Jacqueline Locke
Company secretary	Mr Alan Hill (Honorary Secretary)
Registered office	Unit 5 Citylink Business Park Albert Street Belfast BT12 4HQ
Solicitors	Elliot Duffy Garrett 40 Linenhall Street Belfast BT2 8BA
Auditors	RBCA Limited Linenhall Exchange 26 Linenhall Street Belfast BT2 8BG
Company number	IP000166
Status	Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No. IP 166 Registered Charity with the Charity Commission for Northern Ireland - Charity Registration No.: NIC106095-0 Registered with the DfC (NI) - Number 8 Registered with HMRC - Number XN 41599

Connswater Homes 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 Connswater Homes Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Principal activities

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.

Board of Management

The Board of Management meets regularly throughout the year. There are also various committees who meet regularly throughout the year. The Committees have responsibility for development, housing management, maintenance and audit. Financial matters are reported directly to the Board. The Board carries out an annual appraisal of its own performance and an annual appraisal of individual of individual Board Members. 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:

Mr Robbie Davis (Chairman)
Dr Sara Templar (Vice Chairman)
Mr Alan Hill (Honorary Secretary)
Mrs Kelly Andrews (Honorary Treasurer)
Mr John Beattie
Mr Michael Graham
Professor Paddy Gray
Mr Martin Leahy
Mr Gerard McGarry
Mr Alex Ward

Performance for the year ended 31 March 2025

During the year the number of homes in ownership increased to 1,320 from 1,262 at the end of the prior year representing a 4.6% increase in stock size for the Association. Turnover increased by 7.4% from £9,372,108 in 2023/24 to £10,064,903 in 2024/25. 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 5.7% on much of our existing stock also helped to boost turnover.

Operating costs of £7,541,586 represent 75% of turnover (2024: 69%). The Association generated a surplus for the year of £1,040,423 giving a net margin of 10% (2024: 16%).

The Association continuously invests in the maintenance of our existing stock of properties, ensuring our homes remain in great condition. To this end £1,382,789 was spent on planned maintenance (including capital) during the year. These works included 55 window and door replacements, 30 kitchen replacements and 6 complete property refurbishments as well as internal decoration at one apartment scheme.

A programme of health and safety inspections was also completed including boiler servicing, smoke and carbon monoxide alarms testing, asbestos monitoring, legionella testing, periodic fixed wire testing and fire risk assessments.

Connswater Homes Limited
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Report of the Board of Management for the Year Ended 31 March 2025

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

Performance Indicator	Actual 24/25	Target 24/25
Emergency repairs carried out within 24 hours	95%	>85%
Urgent repairs carried out within 4 days	97%	>80%
Routine repairs carried out within 28 days	93%	>80%
Operating margin	27%	>30%
Net margin	10%	>10%
Gearing ratio	35%	<60%
Interest cover ratio	1.67	>1
Net debt per unit	£29,787	<£38,000
Voids as a % of Stock	0.5%	<4%
Board members attendance at Board meetings	88%	>75%

Housing management staff assisted tenants struggling on low incomes by offering welfare and general money management advice, including assistance with universal credit applications.

Expected performance in the year ending 31 March 2026 – Connswater Homes Ltd & Choice Housing Merger

In March 2024, Connswater Homes Ltd's Chair and Chief Executive met with their counterparts in Choice Housing Ireland Limited. It was clear from the discussion that both parties would be open in principle to a more detailed assessment of the potential benefits of merger. It was agreed at that point to embark on some exploratory work to assess the basis for a more formal process. The exploratory work was completed and the case for a more formal (and public) process then existed.

The Board of Choice Housing Ireland Limited, at its meeting on 21st August 2024 approved an approach to the Board of Connswater Homes Ltd to commence a formal due diligence process. The Chair and CEO of Choice Housing Ireland Ltd attended a meeting with Connswater Board on 18th September 2024 and set out a case for moving forward.

Connswater Homes 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

Choice Housing

Choice Housing was formed in 2015 following the merger of several housing associations but has its origins in legacy organisations dating back to the 1970s. The Association owns and manages c12,000 homes (including a small joint venture in ROI) and employs 420 people. In its financial statements to 31st March 2024, it had a Group Turnover of c£83m, Net Surplus of £15m, Gross Assets of £1bn and Reserves of £180m. It generates a healthy annual net cash surplus and has routinely received the highest regulatory rating.

Its customer profile spans general needs, sheltered, supported and a small number of private rented homes (through Maple & May). It has strong operating performance metrics and has maintained high customer satisfaction levels before, throughout and post Covid. It supports tenants through its in-house repairs' contractor (Choice Services), financial inclusion team, maintenance assistants and community investment programme. Choice is committed to shared housing and mixed tenure provision and the tenant engagement infrastructure is increasingly about community empowerment. It manages 7 'Housing for All' projects with more in the pipeline. Choice invests in its people, systems and culture to maximise the social and economic value of its work to their tenants, their neighbourhoods and to society as a whole.

Potential Benefits

The respective Chairs and CEOs articulated several potential benefits of merger, for tenants, staff and partners, including:

- Enhanced skills development and career progression opportunities for staff.
- Operational efficiencies through delivery of existing services through the Choice SMT.
- Access to value for money repairs and maintenance through Choice Services.
- Sufficient resources to address a more proactive regulatory regime.
- Scale to manage expanding tenant and public expectations around services including compliance. (damp, mould, fire etc.), decarbonisation and digital transformation.

Post merger, the combined organisation would also benefit from:

- Access to additional skilled staff in a tight labour market.
- Innovation around service expansion in community development, planned maintenance, sustainability, mixed tenure, in-sourced maintenance etc.
- Supplementing cash surpluses to fund broader tenant and community empowerment initiatives.
- Scale to deliver enhanced value for money (and hence affordability) for existing tenant services (including through further digital engagement).

In short... to do **more, better** and **add value**.

Connswater Homes 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

Potential Risks

There are a number of potential risks in any merger process, including:

- Ensuring that staff are reassured about their role, job security and prospects in a combined organisation.
- Assuring tenants that we retain their interests at the core of the merger process and that they will derive positive outcomes from a larger social landlord.
- Maintaining the trust of our regulators (DfC and CCNI), funders (public and private sector) and service partners (including NIHE, contractors, developers etc.).

Preliminary Considerations

As initial conversations and high-level exploration of the financial position of both organisations raised no red flags, and based on the case set out by Choice, Connswater Board agreed that discussions between both organisations should progress to formal due diligence and open communication with stakeholders.

The due diligence process comprised three externally commissioned elements, namely:

- Financial due diligence
- Legal due diligence
- Compliance due diligence

In parallel with these external workstreams, colleagues in Choice worked with Connswater to:

- Understand the profile of Connswater tenants and stock and how this might align with Choice housing and property management structures.
- Consider the skills and expertise of the Connswater team and how staff resources could be successfully integrated with Choice should the merger proceed, considering also the NILGOSC position of Connswater staff.
- Assess the nature of existing contractual commitments at Connswater and if there are any priorities for transition following merger.

Stakeholders (in both organisations) with whom early engagement and ongoing communication would be important focussed around:

- Staff and tenants - who would be interested in the perceived benefits of the potential merger. Whilst neither staff nor tenant approval is required, it would be essential to highlight the positive impact of merger on service capacity and value for money.
- Shareholders - ultimately, both sets of members would need to approve the merger through Special General Meetings.
- Funders - who need to approve transfer of loan agreements at Connswater and Choice.
- Regulators at DfC and the Charities Commission - who would need to approve the transfer of assets/engagements.

Choice and Connswater agreed shared statements for public issue prior to due diligence commencing, putting the process into the public domain and affirming the principle that Connswater tenants should see no diminution of service delivery post-merger.

Connswater Homes 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

Merger Decision

- At a board meeting of Connswater Homes on 28th November 2024, the Chair reported to board members that no significant risks or issues had been identified through the diligence processes and that the positive case for proceeding with a merger with Choice was compelling, there being no legal or financial impediment to indicate against a final decision in favour of merger. The Board voted in favour of merger and this put Connswater on a trajectory to a transfer of engagements on 30th April 2025.
- The following resolution was put to shareholders of Connswater Homes Ltd at a Special General Meeting on 19th February 2025:
'To transfer all of the stock, property and assets and all engagements of Connswater Homes Ltd to Choice Housing Ireland Ltd ("Choice") in consideration of the acceptance in full by Choice of all of the liabilities and engagements of Connswater with effect from the date the transfer is registered by the Financial Conduct Authority.'
There was a unanimous vote to approve the resolution.
- The following resolution was put to shareholders of Connswater Homes Ltd at a Special General Meeting on 10th March 2025:
'To confirm the transfer of engagements from Connswater Homes Ltd to Choice Housing Ireland Ltd, subject to all necessary approvals having been obtained and with effect from the date the transfer is registered by the Financial Conduct Authority.'
There was a unanimous vote to approve the resolution.

Outcome

All necessary approvals having been received, all engagements have been transferred from Connswater Homes Ltd to Choice Housing Ireland Ltd, effective from the 30th April 2025.

Going Concern

The stock, property and assets and all engagements of Connswater Homes Limited were transferred to Choice Housing Ireland Limited on 30 April 2025, in consideration of the acceptance in full by Choice Housing Ireland Limited of all of the liabilities and engagements of Connswater Homes Limited with effect from the date of transfer. The Board of Management intend to wind up the affairs of Connswater Homes Limited and therefore these financial statements have been prepared on a basis other than going concern.

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2023/24 gave the Association the highest rating of Level 1 assessing the three standards: Governance, Finance and Consumer. As a registered charity the Association is also subject to regulation by the Charity Commission for Northern Ireland.

Environmental matter

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.

Connswater Homes 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

Internal Financial Control

The Board of Management is responsible for establishing and overseeing a risk management framework in order to safeguard the assets of the Association and for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and report procedures. The systems of internal financial control can provide over reasonable, and not absolute, assurance against material misstatement and loss.

The Board of Management have reviewed the effectiveness of the Association's system of internal financial control. The review included consideration 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 Board has adopted a formal schedule of matters reserved for its approval ensuring it 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 Board. Actual results are compared against budget and appropriate action identified and initiated.
- The Audit Committee review matters relating to internal control and receives reports on a regular basis from the external and internal auditors and from senior management.

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) 1993. 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.

Connswater Homes 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

Events after the Balance Sheet date

The stock, property and assets and all engagements of Connswater Homes Limited were transferred to Choice Housing Ireland Limited on 30 April 2025, in consideration of the acceptance in full by Choice Housing Ireland Limited of all of the liabilities and engagements of Connswater Homes Limited with effect from the date of transfer. The Board of Management intend to wind up the affairs of Connswater Homes Limited and therefore these financial statements have been prepared on a basis other than going concern.

Charitable donations

Donations totalling £5,763 (2024: £2,385) were made by the Association during the year. No donations for political purposes were made during the year (2024: £nil).

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:

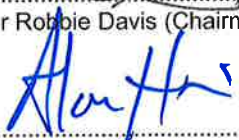
- there is no relevant audit information of which the Association's auditors are unaware, and
- that each Board member has taken all the steps that ought to have been taken as a Board member in order to be aware of any relevant audit information and to establish that the Association's auditors are aware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

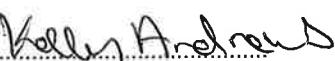
Independent Auditors

The auditors, RBCA Limited, have indicated their willingness to continue in office.

This report was approved by the Board of Management on 10/10/25 and signed on its behalf by:


.....
Mr Robbie Davis (Chairman)


.....
Mr Alan Hill (Honorary Secretary)


.....
Mrs Kelly Andrews (Honorary Treasurer)

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2025

Independent Auditor's Report to the Members of Connswater Homes Limited

Opinion

We have audited the financial statements of Connswater Homes 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.

Emphasis of Matter- Basis other than Going Concern

We draw attention to Note 2 to the financial statements which explains that the stock, property and assets and all engagements of Connswater Homes Limited were transferred to Choice Housing Ireland Limited on 30 April 2025, in consideration of the acceptance in full by Choice Housing Ireland Limited of all of the liabilities and engagements of Connswater with effect from the date of transfer. The Board of Management intend to wind up the affairs of Connswater Homes Limited. Accordingly the financial statements have been prepared on a basis other than going concern. Our opinion is not modified in respect of this matter.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2025

Independent Auditor's Report to the Members of Connswater Homes 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.

Connswater Homes Limited
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Independent Auditor's Report to the Members of Connswater Homes 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.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2025

Independent Auditor's Report to the Members of Connswater Homes Limited



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

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

Date: 13/10/2025

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2025

Statement of Comprehensive Income for the Year Ended 31 March 2025

	2025	2024
	£	£
Turnover	10,064,903	9,372,108
Operating costs	<u>(7,541,586)</u>	<u>(6,449,286)</u>
Operating surplus for the year	2,523,317	2,922,822
Surplus arising from disposals of housing property	-	(980,381)
Miscellaneous income	1,114	12,522
Transfer to disposal proceeds fund	-	980,381
Interest received	140,644	59,505
Interest payable and similar expenses	(1,624,652)	(1,485,831)
Other finance costs	<u>-</u>	<u>14,000</u>
Surplus for the financial year	<u>1,040,423</u>	<u>1,523,018</u>
Total comprehensive income for the year	1,040,423	1,523,018


The notes on pages 19 to 43 form an integral part of these financial statements.


Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2025

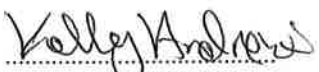
(Registration number: IP000166)
Statement of Financial Position as at 31 March 2025

	Note	2025 £	2024 £
Fixed assets			
Housing properties	13	158,556,755	150,140,070
Other tangible fixed assets	15	404,294	436,483
Investments	16	<u>2</u>	<u>2</u>
		<u>158,961,051</u>	<u>150,576,555</u>
Current assets			
Stocks		-	-
Debtors	17	2,878,841	3,632,275
Cash at bank and in hand		<u>4,042,923</u>	<u>4,704,459</u>
		6,921,764	8,336,734
Creditors: Amounts falling due within one year	18	<u>(6,056,265)</u>	<u>(13,616,657)</u>
Net current assets/(liabilities)		<u>865,499</u>	<u>(5,279,923)</u>
Total assets less current liabilities		159,826,550	145,296,632
Creditors: Amounts falling due after more than one year	19	<u>(136,082,839)</u>	<u>(122,593,344)</u>
Net assets		<u>23,743,711</u>	<u>22,703,288</u>
Capital and reserves			
Called up share capital		12	12
Capital reserve		80	80
Revenue reserve		<u>23,743,619</u>	<u>22,703,196</u>
Total funds		<u>23,743,711</u>	<u>22,703,288</u>

Approved and authorised by the Board on 10/10/25 and signed on its behalf by:


 Mr Robbie Davis (Chairman)
 Director


 Mr Alan Hill (Honorary Secretary)
 Company secretary and director


 Mrs Kelly Andrews (Honorary
 Treasurer)
 Director

The notes on pages 19 to 43 form an integral part of these financial statements.

Connswater Homes 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

	2025	2024
	£	-
	Note	£
Total comprehensive income for the year	1,040,423	1,523,018
Net addition to revenue reserves	1,040,423	1,523,018
Opening total revenue reserves	22,703,288	21,180,178
Closing total revenue reserves	23,743,711	22,703,288

The notes on pages 19 to 43 form an integral part of these financial statements.

Connswater Homes 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 £
Net cash inflow/outflow from operating activities	A	1,969,766	6,346,272
Returns on investments and servicing of finance	B	(1,484,008)	(1,426,326)
Capital expenditure and financial investment	B	(1,326,940)	(4,317,420)
Cash inflow/outflow before use of liquid resources and financing		(841,182)	602,526
Financing	B	179,646	641,588
Increase/(decrease) in cash in period		(661,536)	1,244,114
		2025 £	2024 £
Reconciliation of net cash flow			
Increase/(decrease) in cash in period		(661,536)	1,244,114
Net cash at 1 April		4,704,459	3,460,345
Net cash at 31 March		4,042,923	4,704,459

The notes on pages 19 to 43 form an integral part of these financial statements.

Connswater Homes 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 - Reconciliation of surplus for the year to operating cashflows		
Surplus for the year	1,040,423	1,523,018
Depreciation	2,399,666	2,215,259
Amortisation of grant	(1,647,267)	(1,577,459)
Movements:		
- Stock	-	183,000
- Debtors	753,435	(2,954,755)
- Creditors	(1,394,385)	4,074,502
(Surplus)/deficit arising from disposals of housing property	-	980,381
Difference in pension charge and cash contributions	(656,000)	490,000
Other finance costs	(10,114)	(14,000)
Interest received	(140,644)	(59,505)
Interest payable	1,624,652	1,485,831
	1,969,766	6,346,272
	2025	2024
	£	£
Note B - Analysis of cash flows for headings netted in the cash flow statement		
Returns on investment and servicing of finance		
Interest received	140,644	59,505
Interest payable	(1,624,652)	(1,485,831)
Net cash inflow/ (outflow) for returns on investment and servicing of finance	(1,484,008)	(1,426,326)

The notes on pages 19 to 43 form an integral part of these financial statements.

Connswater Homes 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
	£	£
Capital expenditure and financial investment		
Other fixed assets	(39,048)	(128,489)
Housing, land and buildings	(10,423,264)	(10,334,819)
Capital grant received	9,000,372	5,314,968
Sales proceeds	135,000	830,920
Net cash inflow/ (outflow) for capital expenditure and financial investment	(1,326,940)	(4,317,420)

	2025	2024
	£	£
Financing		
Loan principal payments	(771,995)	(1,358,412)
Loan redemptions	(2,048,359)	-
Draw-downs	3,000,000	2,000,000
Net cash inflow/ (outflow) for capital expenditure and financial investment	179,646	641,588

	At 1 April 2024	Cashflows	Other Changes	At 31 March 2025
	£	£	£	£
Note C - Analysis of changes in net funds				
Cash in hand and at bank	4,704,459	(661,536)	-	4,042,923
Debt due within one year	(6,546,598)	5,766,533	-	(780,065)
Debt due after more than one year	(36,494,147)	(5,946,178)	-	(42,440,325)
	(38,336,286)	(841,181)	-	(39,177,467)

The notes on pages 19 to 43 form an integral part of these financial statements.

Connswater Homes 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 domiciled in the UK.

The address of its registered office is:
Unit 5 Citylink Business Park
Albert Street
Belfast
BT12 4HQ

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 Connswater Homes Limited have been prepared 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 other than going concern

The stock, property and assets and all engagements of Connswater Homes Limited were transferred to Choice Housing Ireland Limited on 30 April 2025, in consideration of the acceptance in full by Choice Housing Ireland Limited of all of the liabilities and engagements of Connswater Homes Limited with effect from the date of transfer. The Board of Management intend to wind up the affairs of Connswater Homes Limited and therefore these financial statements have been prepared on a basis other than going concern.

Critical accounting estimates

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.

Foreign currency transactions and balances

Transactions and non-monetary assets, denominated in foreign currencies, are translated at the exchange rate at the date of the transaction. Monetary assets and liabilities are denominated in foreign currencies are retranslated at the rate of exchange ruling at the statement of the financial position date or the exchange rate of a related foreign exchange contract where relevant. The resulting exchange gains or losses are dealt with in the income and expenditure account.

Connswater Homes 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 estimate 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 implemented a change in accounting policy as regards the recognition of defined benefit pension assets in the financial statements. This is in line with increasing industry practice of applying the principles of IFRIC 14 to FRS reporting.

IFRIC 14 requires allowance to be made for a minimum funding requirement, which has the effect of limiting the amount of economic benefit available to the excess of the value of prospective current service costs above the current funding requirement.

Stock

Housing properties held for sale are measured at the lower of cost and estimated selling price less costs to complete and sell.

Connswater Homes 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

Tangible fixed assets

Housing properties

The association operates a full component accounting policy in relation to the capitalisation and depreciation of its completed housing stock.

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 of housing property, but any amount repayable would be restricted to the net proceeds of 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.

Freehold 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
Land	Not depreciated
Structure (including roof)	100 years
Kitchen	20 years
Bathroom	25 years
Heating system	15 years
Windows and doors	35 years
Electrics	30 years

Connswater Homes 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 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

Ground rents are depreciated. Depreciation of other fixed assets is charged on a straight-line basis over the estimated useful economic lives of the assets at the following annual rates:

Office premises 2%
Office furniture and equipment 25%
Motor vehicles 14%

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.

Leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to Statement of Comprehensive Income on a straight-line basis over the period of the lease.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of one month or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Connswater Homes 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 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 Association has a present legal or construction obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligations can be estimated reliably. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance costs.

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.

Connswater Homes 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.

Connswater Homes 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 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.

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.

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.

Connswater Homes 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.

There are no other critical accounting estimates and assumptions.

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.

Connswater Homes 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

5 Operating costs

	2025	2024
	£	£
Direct costs	5,197,404	4,376,280
Administrative expenses	2,344,182	2,073,006
	7,541,586	6,449,286

6 Operating surplus

	2025	2024
	£	£
This is stated after charging/(crediting):		
Staff costs (Note 7)		
Wages and salaries	2,135,935	2,010,600
Depreciation		
- Housing properties	2,328,429	2,162,863
- Other tangible fixed assets	71,765	52,396
Amortisation of grants	(1,742,570)	(1,690,092)
Auditors' remuneration		
- Audit services	22,500	8,100

Connswater Homes 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		
Wages and salaries	1,671,041	1,561,139
Social security costs	171,495	165,642
Other pension costs	293,400	283,819
	2,135,936	2,010,600
<hr/>		
	2025	2024
	Number	Number
Average monthly number of persons employed during the year by activity:		
Administration	34	34

8 Directors' emoluments

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

	2025	2024
	£	£
Aggregate emoluments (including pension contributions)	402,046	377,833
Emoluments payable to the highest paid director (excluding pension contributions)	139,113	130,902

The number of directors to whom emoluments were paid during the year falls within each of the following bands:

Connswater Homes 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

Salary Band	2025	2024
	No.	No.
£130,000 - £140,000	1	1
£120,000 - £130,000	-	-
£110,000 - £120,000	-	-
£100,000 - £110,000	1	1
£90,000 - £100,000	1	-
£80,000 - £90,000	-	1
£70,000 - £80,000	-	-
	3	3

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 Transfer of disposal proceeds fund

	2025	2024
	£	£
Proceeds of disposal	-	135,000
Asset original costs/legal fees	-	(55,785)
Voluntary grant payable	-	44,160
Transfer to disposal proceeds fund (note 19)	-	123,375

10 Interest receivable and similar income

	2025	2024
	£	£
Interest receivable	140,644	59,505
	140,644	59,505

Connswater Homes 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
	£	£
Housing property loans	1,622,510	1,481,189
Bank interest and charges	2,142	4,642
	1,624,652	1,485,831

12 Other finance costs

	2025	2024
	£	£
Defined benefit pension scheme net interest cost	-	(14,000)
	-	(14,000)

Connswater Homes 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

13 Tangible fixed assets - housing properties and housing association grants

Housing Properties	2025	2024
	£	£
Cost		
At 1 April 2024	170,012,371	159,677,552
Additions	10,767,870	10,794,814
Disposals	(344,606)	(459,995)
Transfers	-	-
At 31 March 2025	180,435,635	170,012,371
Accumulated depreciation		
At 1 April 2024	19,872,301	18,017,181
Charge for the year	2,328,430	2,162,863
Disposals	(321,851)	(307,743)
Transfers	-	-
At 31 March 2025	21,878,880	19,872,301
Net book value		
At 31 March 2025	158,556,755	150,140,070
Net book amount comprises:		
- Freehold property	158,556,755	150,140,070
Net book amount comprises:		
- Completed scheme	147,761,106	137,253,470
- Properties under construction	10,795,649	12,886,600
At 31 March 2025	158,556,755	150,140,070

Included in the above is a figure of £729,800 for capitalised component replacements (2024: £547,072).

Connswater Homes 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

Housing Association Grants	2025	2024
	£	£
Cost		
At 1 April 2024	104,367,818	99,052,850
Additions	9,272,353	5,649,836
Disposals	(271,981)	(334,868)
At 31 March 2025	113,368,190	104,367,818
Accumulated amortisation		
At 1 April 2024	16,508,936	15,194,212
Charge for the year	1,647,267	1,577,459
Disposals	(271,981)	(262,734)
At 31 March 2025	(17,884,222)	16,508,936
Net book value		
At 31 March 2025	95,483,968	87,858,882

Connswater Homes 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

15 Other tangible assets

	Ground Rents £	Office Building £	Office Equipment £	Motor Vehicles £	Total £
Cost					
At 1 April 2024	839	516,272	441,532	58,223	1,016,866
Additions	-	10,094	-	28,954	39,048
At 31 March 2025	839	526,366	441,532	87,177	1,055,914
Accumulated amortisation					
At 1 April 2024	-	159,800	403,948	16,636	580,384
Charge for the year	-	26,389	32,393	12,454	71,236
At 31 March 2025	-	186,189	436,341	29,090	651,620
Net book value					
At 31 March 2025	839	340,177	5,191	58,087	404,294
At 31 March 2024	839	356,472	37,584	41,588	436,483

16 Investments

	Investments £
Cost and net book value	
At 1 April 2024 and 31 March 2025	2

Investments Detailed

Name	EPIC Clean Limited
Principal Activity	Dormant Company
Country of Incorporation	Northern Ireland
Registered Address	Unit 5 Citylink, Business Park, Albert Street, Belfast BT12 4HQ
Holding	100%
Class of Share	Ordinary

Connswater Homes 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

17 Debtors

	2025	2024
	£	£
Rental Debtors Gross - Technical	248,703	261,778
Rental Debtors Gross - Non Technical	231,142	243,293
Provision for Bad Debts	(140,808)	(140,808)
Net rental (including rates, service charges) debtors	339,037	364,263
Other Debtors	2,460,900	3,131,408
Prepayments and accrued income	78,904	136,604
Housing Association Grant receivable	-	-
	2,878,841	3,632,275

18 Creditors: amounts falling due within one year

	2025	2024
	£	£
Bank loans	780,952	6,530,882
THFC premium	15,716	15,716
Housing Association grants	1,939,782	1,811,748
Rent, rates and service charges received in advance	60,904	28,082
Other creditors	230,105	288,669
HAG received in advance	2,578,886	4,510,233
Accruals and deferred income	449,920	431,327
	6,056,265	13,616,657

Connswater Homes 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

19 Creditors: amounts falling due after more than one year

	2025	2024
	£	£
Bank loans	38,205,883	32,261,224
THFC premium	4,217,839	4,232,923
Housing Association grants	93,544,186	86,047,135
Other grants	114,931	52,062
	136,082,839	122,593,344

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

20 Loans

	2025	2024
	£	£
Bank loans - Housing property and other loans		
Less than one year, or on demand (Note 18)	780,952	6,546,598
Between one and two years	788,515	776,826
Between two and five years	10,934,021	11,329,747
After more than five years	30,716,903	24,387,574
	43,220,391	43,040,745

Security

Loans are secured by way of mortgages upon the deeds of the related housing properties.

21 Other grants

	£
As at 1 April 2024	52,062
Grant Received during the year	158,169
Grant amortisation	(95,300)
As at 31 March 2025	114,931

Connswater Homes 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

22 Called up share capital

	£
<hr/>	
Ordinary shares of £1 each, fully paid	
As at 1 April 2024	12
As at 31 March 2025	12
<hr/>	

23 Turnover, operating costs and operating surplus

	2025		2024	
	Operating Turnover	Operating Costs	Operating Surplus	Operating Surplus
	£	£	£	£
Social Housing Activities	10,064,903	7,541,586	2,523,317	2,924,655
Non-Social Housing Activities	-	-	-	(1,833)
	10,064,903	7,541,586	2,523,317	2,922,822
<hr/>				

24 Housing stock

	2025	2024
Number of units owned on 31 March	Number	Number
<hr/>		
Self-contained		
General needs housing	1,320	1,262
	1,320	1,262
<hr/>		

Connswater Homes 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

25 Turnover, operating costs and operating surplus or deficit from social and non-social housing activities - Association

Social Housing Activities	2025 £	2024 £
Operating income		
Rent and rates receivable	8,241,927	7,615,195
Service charges receivable	118,546	103,621
Income from Housing Association grant	1,742,570	1,690,092
Voids	(38,140)	(36,800)
Total social housing income	10,064,903	9,372,108
Operating costs		
Services	171,262	255,031
Management costs	1,344,557	1,082,298
Rates	987,564	881,083
Maintenance and administration costs	1,111,984	990,708
Planned and cyclical maintenance	784,859	512,208
Reactive maintenance	597,930	541,541
Depreciation of social housing	2,328,429	2,170,114
Development costs written off	187,129	1,833
Bad debts (rent and service charges)	27,872	14,470
Total social housing expenditure	7,541,586	6,449,286
Operating surplus on social housing	2,523,317	2,922,822

Connswater Homes 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

	2025	2024
	£	£
<hr/>		
<i>DfC Allowances</i>		
Management allowances	511,236	488,466
Management costs	(1,344,556)	(1,200,046)
Deficit	(833,320)	(711,580)
<hr/>		
<i>Maintenance Allowances</i>		-
Maintenance Allowances	596,443	569,531
Planned and cyclical maintenance	(597,930)	(512,208)
Reactive maintenance	(784,859)	(541,541)
Deficit	(786,346)	(484,218)
<hr/>		
<i>Technical and Non - Technical Income</i>		
Technical	5,488,619	5,762,095
Non-Technical	2,833,714	1,956,721
Total	8,322,333	7,718,816
<hr/>		

Connswater Homes 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

26 Pension commitments

The Association operates a defined benefit pension plan for qualifying employees providing benefits based upon final pensionable pay. The pension plan is funded by the payment of contributions and assets of the plan are held in a separately administered fund. The most recent comprehensive actuarial valuation of pension plan assets and the present value of the defined benefit obligation was carried out at 31 March 2025 by a qualified actuary for the purpose of the disclosures below.

	2025	2024	2023	2022
Rate of increase in salaries	4.00%	4.10%	4.10%	4.18%
Rate of increase in pensions in payment	2.50%	2.60%	2.60%	2.28%
Pension accounts revaluation date	2.50%	2.60%	2.60%	2.28%
Discount rate	5.80%	4.70%	4.60%	2.70%
Inflation assumption	2.50%	2.60%	2.60%	2.28%

The mortality assumptions used were as follows:

	2025	2024	2023	2022
	Years	Years	Years	Years
Longevity at age 65 for current pensioners:				
- Men	21.6	21.7	22.2	21.8
- Women	22.2	24.6	25.0	25.0
Longevity at age 65 for future pensioners:				
- Men	24.5	22.7	23.2	23.2
- Women	25.2	25.6	26.0	26.4

Connswater Homes 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

Pension Commitments (continued)

	Value at 31 March 2025 %	Value at 31 March 2024 %
<hr/>		
<i>The assets in the scheme and the expected rate of return were:</i>		
Equities	41.3%	43.7%
Property	9.5%	9.7%
Bonds	19.6%	21.6%
Gilts	29.6%	25%
	100%	100%
<hr/>		
	2025	2024
	£	£
<hr/>		
Reconciliation of present value of scheme liabilities		
At 1 April	5,937,000	5,447,000
Current service cost	290,000	288,000
Interest cost	281,000	252,000
Member contributions	119,000	109,000
Actuarial losses/(gains)	(1,596,000)	(125,000)
Benefits paid	(36,000)	(34,000)
At 31 March	4,995,000	5,937,000

Connswater Homes 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

	2025	2024
	£	£
Reconciliation of fair value of scheme assets		
At 1 April	6,557,000	5,595,000
Interest income on assets	317,000	266,000
Remeasurement gains on assets	(67,000)	337,000
Contributions by the employer	304,000	284,000
Contributions by participants	119,000	109,000
Net benefits paid out	(36,000)	(34,000)
At 31 March	7,194,000	6,557,000
	2025	2024
	£'000	£'000
Analysis of amount charged to income or expenditure are as follows:		
Current service costs	290,000	288,000
Interest on pension scheme liabilities	(36,000)	(14,000)
Loss/(gain) on plan introductions, changes, curtailments and settlements		-
	254,000	274,000
	2025	2024
	£'000	£'000
Amounts recognised in other comprehensive income		
Return on plan assets excluding interest income	(67,000)	337,000
Actuarial losses/(gains)	(603,000)	(495,000)
	(670,000)	(158,000)

Connswater Homes 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

Amounts for current and previous three years:

	2025	2024	2023	2022
	£	£	£	£
Fair value of employer assets	7,194,000	6,557,000	5,595,000	6,049,000
Present value of defined benefit obligation	(4,995,000)	(5,937,000)	(5,447,000)	(7,117,000)
Unrecognised asset	(2,199,000)	(620,000)	(148,000)	-
Surplus/(deficit)	-	-	-	(1,068,000)

27 Capital Commitments

	2025	2024
	£	£
Capital expenditure		
Contracted for but not provided for in the financial statements	18,268,303	21,605,690

The Association anticipates that this expenditure will be funded by Housing Association Grant from the Department for Communities, by private finance, both external and internal and the association's reserves.

28 Contingent liabilities

There exists a contingent liability on the Association of the possibility of having to repay grants received on properties if any properties are sold. This also includes any grants written off through the implementation of component accounting.

29 Related party disclosures

Connswater Homes Limited is an admitted body to the Northern Ireland Local Government Officers' Superannuation Committee (NILGOSC) and make contributions on behalf of those of its employees whom are in the scheme.

Connswater Homes 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

30 Post balance sheet events

The stock, property and assets and all engagements of Connswater Homes Limited were transferred to Choice Housing Ireland Limited on 30 April 2025, in consideration of the acceptance in full by Choice of all of the liabilities and engagements of Connswater with effect from the date of transfer. Connswater Homes Limited ceased operations from this date and therefore these financial statements have been prepared on a basis other than going concern and appropriate disclosure of this has been made.

It is the intention of the Board of Management to wind up the affairs of Connswater Homes Limited in an orderly fashion.

31 Ultimate controlling party

The ultimate controlling party is the Board of Management.

Connswater Homes Ltd

Northern Ireland - Charity number 106095

Accounts

Registration number: IP000166

Connswater Homes Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2024

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

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Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Board of Management and Advisers

Management Board	Mr Robbie Davis (Chairman) Professor Paddy Gray Mr Alan Hill (Honorary Secretary) Mr Michael Graham Mr John Beattie Dr Sara Templar (Vice Chairman) Mr Alex Ward Mrs Kelly Andrews (Honorary Treasurer) Gerard McGarry Martin Leahy
Chief executive	Jacqueline Locke
Company secretary	Mr Alan Hill (Honorary Secretary)
Registered office	Unit 5 Citylink Business Park Albert Street Belfast BT12 4HQ
Solicitors	Elliot Duffy Garrett 40 Linenhall Street Belfast BT2 8BA
Auditors	RBCA Limited Linenhall Exchange 26 Linenhall Street Belfast BT2 8BG
Company number	IP000166
Status	Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No. IP 166 Registered Charity with the Charity Commission for Northern Ireland - Charity Registration No.: NIC106095-0 Registered with the DfC (NI) - Number 8 Registered with HMRC - Number XN 41599

Connswater Homes 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 Connswater Homes Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Principal activities

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.

Board of Management

The Board of Management meets regularly throughout the year. There are also various committees who meet regularly throughout the year. The Committees have responsibility for development, housing management, maintenance and audit. Financial matters are reported directly to the Board. The Board carries out an annual appraisal of its own performance and an annual appraisal of individual of individual Board Members. 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:

Mr Robbie Davis (Chairman)
Dr Sara Templar (Vice Chairman)
Mr Alan Hill (Honorary Secretary)
Mrs Kelly Andrews (Honorary Treasurer)
Mr John Beattie
Mr Michael Graham
Professor Paddy Gray
Mr Martin Leahy
Mr Gerard McGarry
Mr Alex Ward
Mrs Nicola Barber (resigned 15/06/23)
Mr Trevor Hampton (resigned 14/02/24)

Connswater Homes 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

Performance for the year ended 31 March 2024

During the year the number of homes in ownership increased to 1,262 from 1,205 at the end of the prior year representing a 4.7% increase in stock size for the Association. Turnover increased by 9.5% from £8,555,856 in 2022/23 to £9,372,108 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 5.9% on much of our existing stock also helped to boost turnover.

Operating costs of £6,449,286 represent 69% of turnover (2023: 72%). The Association generated a surplus for the year of £1,523,018 giving a net margin of 16% (2023: 14%), which is better than sector average and broadly in line with the performance of the Association over the past two years.

The Association continuously invests in the maintenance of our existing stock of properties, ensuring our homes remain in great condition. To this end £1,059,280 was spent on planned maintenance (including capital) during the year. These works included 44 window and door replacements, 17 kitchen replacements and 2 complete property refurbishments as well as improvement works to the hall at Mersey Street Primary School.

A programme of health and safety inspections was also completed including boiler servicing, smoke and carbon monoxide alarms testing, asbestos monitoring, legionella testing, periodic fixed wire testing and fire risk assessments.

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	97%	>85%
Urgent repairs carried out within 4 days	97%	>80%
Routine repairs carried out within 28 days	93%	>80%
Operating margin	31%	>30%
Net margin	16%	>10%
Gearing ratio	37%	<60%
Interest cover ratio	1.98	>1
Net debt per unit	£30,491	<£38,000
Voids as a % of Stock	0.5%	<4%
Board members attendance at Board meetings	83.25%	>75%

Housing management staff assisted tenants struggling on low incomes by offering welfare and general money management advice, including assistance with universal credit applications.

Connswater Homes 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

Expected performance in the year ending 31 March 2025

The Association expects to maintain its level of operations and performance in 2024/25.

It is planned that 70 homes will be added to the development programme during the year made up of a number of schemes. We expect there will be approximately 68 properties completed from existing schemes on site and added to management during the year with the remainder completing in the years ending 31 March 2026 and 2027.

A cyclical and planned maintenance programme of approximately £1.6m of investment has been approved. This includes 10 heating upgrades, 50 bathroom upgrades, 55 window and door replacements, 30 new kitchens, 6 complete property refurbishments, external redecoration of 94 properties, internal decoration at one apartment scheme and all health and safety inspections.

Corporate Governance

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

Corporate Strategy

The Association launched a new strategic plan in April 2022 covering the five year period 2022 to 2027. Our business goals over this period focus on working together and recognising diversity; striving to be more environmentally aware throughout our business and activities; promoting kindness, resilience and community cohesion; being open and clear in our actions, rectifying mistakes and doing what we say we will do; connecting with tenants, engaging with stakeholders and buddying up with others to improve our services. We will be working on these goals in a tough financial environment under the burden of welfare reform, political uncertainty and economic recovery following a global pandemic. It has never been more important to make sure value for money is embedded in our business; to offer services that our tenants actually need and to look at the wider picture of challenging poverty, improving health and wellbeing and promoting inclusivity.

Our strategy to achieve this is to help our tenants to live in warm, safe, affordable homes; to provide added value through community initiatives, customer led service provision and reducing our negative impact on the environment and by being a viable, forward thinking, environmentally aware business.

We want to see houses become homes; safe and well-maintained homes that complement their environment. We want to help our tenants to live comfortably in these homes, so making them more energy efficient and affordable is very important. We also aim to deliver excellence across our core housing service activities such as routine repairs, investing in planned maintenance, rent collection and peaceful living.

Whilst striving for continuous improvement and service development we will be inclusive and mindful of the needs of our tenants.

Our development priorities will be to not only provide new affordable homes in thoughtfully designed developments that will stand the test of time, but also to consider alternative models for their delivery and tenure. We will have an active asset management and investment strategy to maintain our homes.

We will continue to enhance our customer engagement opportunities through collaborative partnership with tenants and key stakeholders as we work to innovate in delivery of services.

Connswater Homes 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

Through information and practice we want to get involved in the sustainability agenda as we provide homes, enhance neighbourhoods and operate our business. Our tenants and employees will be encouraged to get involved in our efforts to reduce our carbon footprint.

We will signpost our tenants to fuel poverty initiatives and offer welfare benefit advice.

We want to be a great employer and an employer of choice. It is our people who make us great, they determine how we perform as an organisation and we want to empower them to be the best they can. We want to develop a staff team with skills, knowledge and motivation to deliver our goals. We want our team to feel valued and listened to; to provide them with a working environment that is agile and safe and to ensure they have resources to perform at their best.

As an organisation, we will meet, or exceed statutory and legal requirements, apply appropriate risk controls, develop and comply with internal policies and apply innovative thinking to develop service efficiencies and deliver excellent customer focused services.

Our business activities are underpinned by sustainability, regulation and collaborative working. We will assess a range of factors to ensure positive outcomes for all parts of our business including financial viability, value for money and environmental sustainability. We will raise staff awareness of energy efficiency and how to pass benefits on to tenants.

Digital transformation has never been more important and Connswater recognises that it is business critical. We will ensure that the appropriate infrastructure, applications and systems are available in order for staff to deliver services in an efficient, consistent and cost-effective manner whilst ensuring clear and transparent governance. We will focus on improving customer access to services and data. This will be driven further by developing our tenant portal and improving access to equipment for tenants through our tablet loan scheme.

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.

Connswater Homes 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

Value for Money

Our strategy at Connswater Homes Limited is to operate our core activities as efficiently and effectively as possible.

We strive to improve the quality of our services to our tenants, continue building high quality homes and generate social value whenever we see the opportunity.

VFM Framework - 3 E's

The Association strives to achieve Value (i.e. be as effective as possible) for the money that is invested in the activities that we carry out.

We measure our VFM using a framework which examines our performance in terms of Economy, Efficiency and Effectiveness.

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.

Connswater Homes 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

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. The Association's effective interest rate in 2023/24 was 3.6%. For the past number of years the Association's effective interest rate has been falling year on year as the Association agreed competitive terms on new loans. We recognise that we now find ourselves in a changed economic environment and that any new loans drawn down in future years are likely to be at considerably higher Interest rates. This will cause our effective interest rate to increase in future years. Higher interest rates will put a squeeze on Net Margins in years to come and our development plans will need to take account of this higher interest rate environment to ensure bank covenants are met. The Association runs stress testing scenarios each year to ensure our future plans are viable and we amend our plans where necessary.

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.

Currency risk

The Association does not engage in foreign currency transactions and so is not exposed to exchange risk

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2021/22 gave the Association the highest rating of Level 1 assessing the three standards: Governance, Finance and Consumer; the rating for 2022/23 has not yet been received. As a registered charity the Association is also subject to regulation by the Charity Commission for Northern Ireland.

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.

Connswater Homes 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

Internal Financial Control

The Board of Management is responsible for establishing and overseeing a risk management framework in order to safeguard the assets of the Association and for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and report procedures. The systems of internal financial control can provide over reasonable, and not absolute, assurance against material misstatement and loss.

The Board of Management have reviewed the effectiveness of the Association's system of internal financial control. The review included consideration 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 Board has adopted a formal schedule of matters reserved for its approval ensuring it 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 Board. Actual results are compared against budget and appropriate action identified and initiated.
- The Audit Committee review matters relating to internal control and receives reports on a regular basis from the external and internal auditors and from senior management.

Connswater Homes 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

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) 1993. 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 £2,385 (2023: £3,555) were made by the Association during the year. No donations for political purposes were made during the year (2023: £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. The financial plan is prepared in accordance with FRS102 using Brixx planning software. The Association remains profitable for each of the 30 years in the plan and while gross margin remains strong, net margin is projected to fall to 4% in 2031 before rising again. Sensitivity analysis is carried out to see how the Association would cope financially under the following four stress factors: voids increase by 1%; bad debts increase by 1%; CPI increases by 1% and interest rates increase by 1%. This allows the board to consider whether the Association may need to amend or postpone future development plans should any of the above scenarios materialise.

Connswater Homes 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

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 20/06/24 and signed on its behalf by:


.....
Mr Robbie Davis (Chairman)


.....
Mr Alan Hill (Honorary Secretary)


.....
Mrs Kelly Andrews (Honorary Treasurer)

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes Limited

Opinion

We have audited the financial statements of Connswater Homes Limited for the year ended 31 March 2024, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Resources, 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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes 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 part 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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes 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.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes Limited



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

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

Date: 20/6/24.....

Connswater Homes 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)	
	2024	2023
	£	£
Turnover	9,372,108	8,555,856
Operating costs	<u>(6,449,286)</u>	<u>(6,188,080)</u>
Operating surplus for the year	2,922,822	2,367,776
Surplus arising from disposals of housing property	(980,381)	110,427
Miscellaneous income	12,522	36,595
Transfer to disposal proceeds fund	980,381	(110,427)
Interest received	59,505	16,279
Interest payable and similar expenses	(1,485,831)	(1,183,248)
Other finance costs	<u>14,000</u>	<u>(25,000)</u>
Surplus for the financial year	<u>1,523,018</u>	<u>1,212,402</u>
Remeasurement gain on defined benefit pension schemes	<u>-</u>	<u>1,284,000</u>
Total comprehensive income for the year	1,523,018	2,496,402

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

(Registration number: IP000166)
Statement of Financial Position as at 31 March 2024

		(As restated)	
	Note	2024 £	2023 £
Fixed assets			
Housing properties	13	150,140,070	141,660,372
Other tangible fixed assets	16	436,483	367,189
Investments	17	<u>2</u>	<u>2</u>
		<u>150,576,555</u>	<u>142,027,563</u>
Current assets			
Stocks	15	-	183,000
Debtors	18	3,632,275	677,520
Cash at bank and in hand		<u>4,704,459</u>	<u>3,460,345</u>
		8,336,734	4,320,865
Creditors: Amounts falling due within one year	19	<u>(13,616,657)</u>	<u>(4,190,322)</u>
Net current (liabilities)/assets		<u>(5,279,923)</u>	<u>130,543</u>
Total assets less current liabilities		145,296,632	142,158,106
Creditors: Amounts falling due after more than one year	20	<u>(122,593,344)</u>	<u>(120,977,836)</u>
Net assets		<u>22,703,288</u>	<u>21,180,270</u>
Capital and reserves			
Called up share capital		12	12
Capital reserve		80	80
Revenue reserve		<u>22,703,196</u>	<u>21,180,178</u>
Total funds		<u>22,703,288</u>	<u>21,180,270</u>

Approved and authorised by the Board on 20/06/24 and signed on its behalf by:

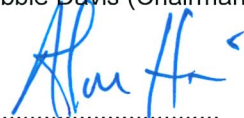
The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024


(Registration number: IP000166)
Statement of Financial Position as at 31 March 2024



.....
Mr Robbie Davis (Chairman)



.....
Mr Alan Hill (Honorary Secretary)



.....
Mrs Kelly Andrews (Honorary Treasurer)

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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

	2024	2023
		(As restated)
Note	£	£
Total comprehensive income for the year	1,523,018	2,496,402
Net addition to revenue reserves	1,523,018	2,496,402
Opening total revenue reserves	21,180,178	18,683,776
Closing total revenue reserves	22,703,288	21,180,178

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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 £
Net cash inflow/outflow from operating activities	A	6,346,272	2,491,523
Returns on investments and servicing of finance	B	(1,426,326)	(1,166,969)
Capital expenditure and financial investment	B	(4,317,420)	(3,092,485)
Cash inflow/outflow before use of liquid resources and financing		602,526	(1,767,931)
Financing	B	641,588	649,326
Increase/(decrease) in cash in period		1,244,114	(1,118,605)
		2024	2023
		£	£
Reconciliation of net cash flow			
Increase/(decrease) in cash in period		1,244,114	(1,118,605)
Net cash at 1 April		3,460,345	4,578,950
Net cash at 31 March		4,704,459	3,460,345

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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	2023
	£	£
<hr/>		
Note A - Reconciliation of surplus for the year to operating cashflows		
<hr/>		
Surplus for the year	1,523,018	1,212,402
Depreciation	2,215,259	2,067,384
Amortisation of grant	(1,577,459)	(1,560,170)
Movements:		
- Stock	183,000	39,500
- Debtors	(2,954,755)	50,171
- Creditors	4,074,502	2,334,694
(Surplus)/deficit arising from disposals of housing property	980,381	(110,427)
Difference in pension charge and cash contributions	490,000	(2,734,000)
Other finance costs	(14,000)	25,000
Interest received	(59,505)	(16,279)
Interest payable	1,485,831	1,183,248
<hr/>		
	6,346,272	2,491,523
<hr/> <hr/>		

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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	2023
	£	£
Note B - Analysis of cash flows for headings netted in the cash flow statement		
Returns on investment and servicing of finance		
Interest received	59,505	16,279
Interest payable	(1,485,831)	(1,183,248)
Net cash inflow/ (outflow) for returns on investment and servicing of finance	(1,426,326)	(1,166,969)
	2024	2023
	£	£
Capital expenditure and financial investment		
Other fixed assets	(128,489)	(230,999)
Housing, land and buildings	(10,334,819)	(10,916,389)
Capital grant received	5,314,968	7,224,983
Sales proceeds	830,920	829,920
Net cash inflow/ (outflow) for capital expenditure and financial investment	(4,317,420)	(3,092,485)
	2024	2023
	£	£
Financing		
Loan principal payments	(1,358,412)	(1,350,674)
Loan redemptions	-	-
Draw-downs	2,000,000	2,000,000
Net cash inflow/ (outflow) for capital expenditure and financial investment	641,588	649,326

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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	Cashflows	Other Changes	At 31 March 2024
	£	£	£	£
Note C - Analysis of changes in net funds				
Cash in hand and at bank	3,460,345	1,244,114	-	4,704,459
Debt due within one year	(1,364,755)	(5,181,843)	-	(6,546,598)
Debt due after more than one year	(38,034,401)	1,540,254	-	(36,494,147)
	(35,938,811)	(2,397,475)	-	(38,336,286)

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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 domiciled in the UK.

The address of its registered office is:

Unit 5 Citylink Business Park
Albert Street
Belfast
BT12 4HQ

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 Connswater Homes 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.

Foreign currency transactions and balances

Transactions and non-monetary assets, denominated in foreign currencies, are translated at the exchange rate at the date of the transaction. Monetary assets and liabilities are denominated in foreign currencies are retranslated at the rate of exchange ruling at the statement of the financial position date or the exchange rate of a related foreign exchange contract where relevant. The resulting exchange gains or losses are dealt with in the income and expenditure account.

Connswater Homes 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 estimate 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 implemented a change in accounting policy as regards the recognition of defined benefit pension assets in the financial statements. This is in line with increasing industry practice of applying the principles of IFRIC 14 to FRS reporting.

IFRIC 14 requires allowance to be made for a minimum funding requirement, which has the effect of limiting the amount of economic benefit available to the excess of the value of prospective current service costs above the current funding requirement.

Stock

Housing properties held for sale are measured at the lower of cost and estimated selling price less costs to complete and sell.

Connswater Homes 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

Tangible fixed assets

Housing properties

The association operates a full component accounting policy in relation to the capitalisation and depreciation of its completed housing stock.

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 of housing property, but any amount repayable would be restricted to the net proceeds of 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.

Freehold 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
Land	Not depreciated
Structure (including roof)	100 years
Kitchen	20 years
Bathroom	25 years
Heating system	15 years
Windows and doors	35 years
Electrics	30 years

Connswater Homes 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 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

Ground rents are depreciated. Depreciation of other fixed assets is charged on a straight-line basis over the estimated useful economic lives of the assets at the following annual rates:

Office premises 2%

Office furniture and equipment 25%

Motor vehicles 14%

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.

Leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to Statement of Comprehensive Income on a straight-line basis over the period of the lease.

Connswater Homes 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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of one month or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

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 Association has a present legal or construction obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligations can be estimated reliably. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance costs.

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.

Connswater Homes 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.

Connswater Homes 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 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 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.

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.

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.

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.

Connswater Homes 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.

There are no other critical accounting estimates and assumptions.

Connswater Homes 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	2023
	£	£
Direct costs	4,376,280	4,283,608
Administrative expenses	2,073,006	1,904,472
	6,449,286	6,188,080

6 Operating surplus

	2024	2023
	£	£
This is stated after charging/(crediting):		
Staff costs (Note 7)		
Wages and salaries	2,010,600	1,747,479
Depreciation		
- Housing properties	2,162,863	2,014,989
- Other tangible fixed assets	52,396	52,395
Amortisation of grants	(1,690,092)	(1,560,170)
Auditors' remuneration		
- Audit services	8,100	8,100

Connswater Homes 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		
Wages and salaries	1,561,139	1,354,206
Social security costs	165,642	146,121
Other pension costs	283,819	247,152
	2,010,600	1,747,479
<hr/>		
	2024	2023
	Number	Number
Average monthly number of persons employed during the year by activity:		
Administration	34	33

8 Directors' emoluments

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

	2024	2023
	£	£
Aggregate emoluments (including pension contributions)	377,833	356,599
Emoluments payable to the highest paid director (excluding pension contributions)	130,902	123,028

The number of directors to whom emoluments were paid during the year falls within each of the following bands:

Connswater Homes 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

Salary Band	2024	2023
	No.	No.
£130,000 - £140,000	1	-
£120,000 - £130,000	-	1
£110,000 - £120,000	-	-
£100,000 - £110,000	1	-
£90,000 - £100,000	-	-
£80,000 - £90,000	1	1
£70,000 - £80,000	-	1
	3	3

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 Transfer of disposal proceeds fund

	2024	2023
	£	£
Proceeds of disposal	135,000	830,920
Asset original costs/legal fees	(55,785)	(305,773)
Voluntary grant payable	44,160	164,281
Transfer to disposal proceeds fund (note 19)	123,375	689,428

10 Interest receivable and similar income

	2024	2023
	£	£
Interest receivable	59,505	16,279
	59,505	16,279

Connswater Homes 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

11 Interest payable and similar expenses

	2024	2023
	£	£
Housing property loans	1,481,189	1,179,138
Bank interest and charges	4,642	4,110
	1,485,831	1,183,248

12 Other finance costs

	2024	2023
	£	£
Defined benefit pension scheme net interest cost	(14,000)	25,000
	(14,000)	25,000

Connswater Homes 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 2023	159,677,552	149,545,851
Additions	10,794,814	11,453,944
Disposals	(459,995)	(1,322,243)
Transfers	-	-
At 31 March 2024	170,012,371	159,677,552
Accumulated depreciation		
At 1 April 2023	18,017,181	16,362,417
Charge for the year	2,162,863	2,014,989
Disposals	(307,743)	(360,225)
Transfers	-	-
At 31 March 2024	19,872,301	18,017,181
Net book value		
At 31 March 2024	150,140,070	141,660,372
Net book amount comprises:		
- Freehold property	150,140,070	141,660,372
Net book amount comprises:		
- Completed scheme	137,253,470	127,508,388
- Properties under construction	12,886,600	14,151,984
At 31 March 2024	150,140,070	141,660,372

Included in the above is a figure of £547,072 for capitalised component replacements (2023: £393,425).

Connswater Homes 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

14 Housing Association Grants

Housing Association Grants	2024	2023
	£	£
Cost		
At 1 April 2023	99,052,850	91,492,175
Additions	5,649,836	8,542,674
Disposals	(334,868)	(981,998)
At 31 March 2024	104,367,818	99,052,850
Accumulated amortisation		
At 1 April 2023	15,194,212	14,279,783
Charge for the year	1,577,459	1,462,482
Disposals	(262,734)	(547,999)
At 31 March 2024	16,508,936	15,194,212
Net book value		
At 31 March 2024	87,858,882	83,858,638

Connswater Homes 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 Stock

	2024	2023
	£	£
Houses held for sale	-	183,000
	-	183,000

16 Other tangible assets

	Ground Rents	Office Building	Office Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2023	839	398,944	430,371	58,223	888,377
Additions	-	117,328	11,161	-	128,489
At 31 March 2024	839	516,272	441,532	58,223	1,016,866
Accumulated amortisation					
At 1 April 2023	-	133,747	379,123	8,318	521,188
Charge for the year	-	26,053	24,825	8,318	59,196
At 31 March 2024	-	159,800	403,948	16,636	580,384
Net book value					
At 31 March 2024	839	356,472	37,584	41,587	436,483
At 31 March 2023	839	265,180	51,248	49,905	367,189

Connswater Homes 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

17 Investments

	Investments £
Cost and net book value	
At 1 April 2023 and 31 March 2024	2

Investments Detailed	
Name	EPIC Clean Limited
Principal Activity	Dormant Company
Country of Incorporation	Northern Ireland
Registered Address	Unit 5 Citylink, Business Park, Albert Street, Belfast BT12 4HQ
Holding	100%
Class of Share	Ordinary

18 Debtors

	2024 £	2023 £
Rental Debtors Gross - Technical	261,778	200,389
Rental Debtors Gross - Non Technical	243,293	207,307
Provision for Bad Debts	(140,808)	(140,808)
Net rental (including rates, service charges) debtors	364,263	266,888
Other Debtors	3,131,408	276,018
Prepayments and accrued income	136,604	84,856
Housing Association Grant receivable	-	49,758
Total	3,632,275	677,520

Connswater Homes 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

19 Creditors: amounts falling due within one year

	2024	2023 (As restated)
	£	£
Bank loans	6,530,882	1,349,039
THFC premium	15,716	15,716
Housing Association grants	1,811,748	1,738,961
Rent, rates and service charges received in advance	28,082	30,747
Disposal proceeds fund	-	321,322
Other creditors	288,669	123,101
HAG received in advance	4,510,233	278,580
Accruals and deferred income	431,327	332,856
	13,616,657	4,190,322

20 Creditors: amounts falling due after more than one year

	2024	2023 (As restated)
	£	£
Bank loans	32,261,224	33,785,131
THFC premium	4,232,923	4,249,271
Disposal proceeds fund	-	659,059
Housing Association grants	86,047,135	82,119,677
Other grants	52,062	164,698
	122,593,344	120,977,836

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

In the prior year, housing associated grants falling due after more than one year were overstated by £1,738,961 and housing associated grants falling due within one year were understated by £1,738,961. Adjustments to correct the above misstatement have been made to the comparative financial information.

Connswater Homes 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

21 Loans

	2024	2023
	£	£
<hr/>		
Bank loans - Housing property and other loans		
Less than one year, or on demand (Note 18)	6,546,598	1,364,755
Between one and two years	776,826	6,543,719
Between two and five years	11,329,747	11,475,575
After more than five years	24,387,574	20,015,107
	<hr/>	<hr/>
	43,040,745	39,399,157
	<hr/> <hr/>	<hr/> <hr/>

Security

Loans are secured by way of mortgages upon the deeds of the related housing properties.

22 Other grants

	£
<hr/>	
As at 1 April 2023	164,698
Grant amortisation	112,636
	<hr/>
As at 31 March 2024	52,062
	<hr/> <hr/>

23 Called up share capital

	£
<hr/>	
Ordinary shares of £1 each, fully paid	
As at 1 April 2023	12
As at 31 March 2024	12
	<hr/> <hr/>

Connswater Homes 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

24 Turnover, operating costs and operating surplus

	2024		2023	
	Operating Turnover £	Operating Costs £	Operating Surplus £	Operating Surplus £
Social Housing Activities	9,372,108	6,447,453	2,924,655	2,373,950
Non-Social Housing Activities	-	1,833	(1,833)	(6,174)
	9,372,108	6,449,286	2,922,822	2,367,776

25 Housing stock

Number of units owned on 31 March	2024	2023
	Number	Number
Self-contained		
General needs housing	1,262	1,205
	1,262	1,205

26 Turnover, operating costs and operating surplus or deficit from social and non-social housing activities - Association

	2024	2023
	£	£
Social Housing Activities		
Operating income		
Rent and rates receivable	7,615,195	6,948,461
Service charges receivable	103,621	90,425
Income from Housing Association grant	1,690,092	1,557,079
Voids	(36,800)	(40,108)
Total social housing income	9,372,108	8,555,856
Operating costs		
Services	255,031	110,135
Management costs	1,082,298	1,279,554
Rates	881,083	813,987
Maintenance and administration costs	990,708	903,403

Connswater Homes 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

Planned and cyclical maintenance	512,208	518,585
Reactive maintenance	541,541	528,136
Depreciation of social housing	2,170,114	2,014,989
Bad debts (rent and service charges)	14,470	13,117
Total social housing expenditure	6,447,453	6,181,906
Operating surplus on social housing	2,924,655	2,373,950
	2024	2023
	£	£
<i>DfC Allowances</i>		
Management allowances	488,466	471,240
Management costs	(1,200,046)	(1,097,821)
Deficit	(711,580)	(626,581)
<i>Maintenance Allowances</i>		
Maintenance Allowances	569,531	543,083
Planned and cyclical maintenance	(512,208)	(518,585)
Reactive maintenance	(541,541)	(528,136)
Deficit	(484,218)	(503,638)
<i>Technical and Non - Technical Income</i>		
Technical	5,762,095	5,254,526
Non-Technical	1,956,721	1,784,357
Total	7,718,816	7,038,884
	2024	2023
	£	£
Non-Social Housing Activities		
Operating costs		
Development costs written off	1,833	6,174
Total non-social housing expenditure	1,833	6,174
Operating loss on non-social housing	1,833	(6,174)

Connswater Homes 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

27 Pension commitments

The Association operates a defined benefit pension plan for qualifying employees providing benefits based upon final pensionable pay. The pension plan is funded by the payment of contributions and assets of the plan are held in a separately administered fund. The most recent comprehensive actuarial valuation of pension plan assets and the present value of the defined benefit obligation was carried out at 31 March 2024 by a qualified actuary for the purpose of the disclosures below.

	2024	2023	2022	2021
Rate of increase in salaries	4.10%	4.10%	4.18%	3.8%
Rate of increase in pensions in payment	2.60%	2.60%	2.28%	2.0%
Pension accounts revaluation date	2.60%	2.60%	2.28%	2.0%
Discount rate	4.70%	4.60%	2.70%	2.25%
Inflation assumption	2.60%	2.60%	2.28%	2.0%

The mortality assumptions used were as follows:

	2024	2023	2022	2021
	Years	Years	Years	Years
Longevity at age 65 for current pensioners:				
- Men	21.7	22.2	21.8	21.9
- Women	24.6	25.0	25.0	25.1
Longevity at age 65 for future pensioners:				
- Men	22.7	23.2	23.2	23.3
- Women	25.6	26.0	26.4	26.5

Connswater Homes 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

Pension Commitments (continued)

	Value at 31 March 2024 %	Value at 31 March 2023 %
<hr/> <i>The assets in the scheme and the expected rate of return were:</i>		
Equities	43.7%	40.0%
Property	9.7%	11.2%
Bonds	21.6%	23.6%
Gilts	25%	25.2%
	100%	100%
	<hr/> 2024 £	<hr/> 2023 £
<hr/> Reconciliation of present value of scheme liabilities		
At 1 April	5,447,000	7,117,000
Current service cost	288,000	440,000
Interest cost	252,000	193,000
Member contributions	109,000	95,000
Actuarial losses/(gains)	(125,000)	(2,369,000)
Benefits paid	(34,000)	(29,000)
At 31 March	5,937,000	5,447,000

Connswater Homes 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

	2024	2023
	£	£
Reconciliation of fair value of scheme assets		
At 1 April	5,595,000	6,049,000
Interest income on assets	266,000	168,000
Remeasurement gains on assets	337,000	(93,700)
Contributions by the employer	284,000	249,000
Contributions by participants	109,000	95,000
Net benefits paid out	(34,000)	(29,000)
At 31 March	6,557,000	5,595,000

	2024	2023
	£'000	£'000
Analysis of amount charged to income or expenditure are as follows:		
Current service costs	288,000	440,000
Interest on pension scheme liabilities	(14,000)	25,000
Loss/(gain) on plan introductions, changes, curtailments and settlements		-
	274,000	465,000

	2024	2023
	£'000	£'000
Amounts recognised in other comprehensive income		
Return on plan assets excluding interest income	337,000	937,000
Actuarial losses/(gains)	(495,000)	(2,369,000)
	(158,000)	(1,432,000)

Connswater Homes 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

Amounts for current and previous three years:

	2024	2023 (As restated)	2022	2021
	£	£	£	£
Fair value of employer assets	6,557,000	5,595,000	6,049,000	5,446,000
Present value of defined benefit obligation	(5,937,000)	(5,447,000)	(7,117,000)	(6,769,000)
Unrecognised asset	(620,000)	(148,000)	-	-
Surplus/(deficit)	-	-	(1,068,000)	(1,323,000)

28 Prior Period Adjustment

During the year the Association has implemented a change in accounting policy as regards the recognition of defined benefit pension assets in the financial statements. This is in line with increasing industry practice of applying the principles of IFRIC 14 to FRS reporting.

IFRIC 14 requires allowance to be made for a minimum funding requirement, which has the effect of limiting the amount of economic benefit available to the excess of the value of prospective current service costs above the current funding requirement.

The effect of this change has been to restrict the amount of the Association's pension surplus to nil as at 31 March 2024. Given there has been a change in accounting policy, a prior year adjustment has been made to amend the comparative figures in the 2024 financial statements as follows:

	As reported 2023	Adjustment	Restated 2023
	£	£	£
Pension Surplus	148,000	(148,000)	-
	As reported 2023	Adjustment	Restated 2023
	£	£	£
Surplus for the financial year	1,212,402	-	1,212,402
Remeasurement gain on defined benefit pension schemes	1,432,000	(148,000)	1,284,000
Total comprehensive income for the year	2,644,402		2,496,402

Connswater Homes 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

29 Capital Commitments

	2024	2023
	£	£
<hr/>		
Capital expenditure		
Contracted for but not provided for in the financial statements	21,605,690	6,921,882

The Association anticipates that this expenditure will be funded by Housing Association Grant from the Department for Communities, by private finance, both external and internal and the association's reserves.

30 Contingent liabilities

There exists a contingent liability on the Association of the possibility of having to repay grants received on properties if any properties are sold. This also includes any grants written off through the implementation of component accounting.

31 Related party disclosures

Connswater Homes Limited is an admitted body to the Northern Ireland Local Government Officers' Superannuation Committee (NILGOSC) and make contributions on behalf of those of its employees whom are in the scheme.

32 Ultimate controlling party

The ultimate controlling party is the Board of Management.

Connswater Homes Ltd

Northern Ireland - Charity number 106095

Annual report

Connswater Homes 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 Connswater Homes Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Principal activities

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.

Board of Management

The Board of Management meets regularly throughout the year. There are also various committees who meet regularly throughout the year. The Committees have responsibility for development, housing management, maintenance and audit. Financial matters are reported directly to the Board. The Board carries out an annual appraisal of its own performance and an annual appraisal of individual of individual Board Members. 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:

Mr Robbie Davis (Chairman)
Dr Sara Templar (Vice Chairman)
Mr Alan Hill (Honorary Secretary)
Mrs Kelly Andrews (Honorary Treasurer)
Mr John Beattie
Mr Michael Graham
Professor Paddy Gray
Mr Martin Leahy
Mr Gerard McGarry
Mr Alex Ward
Mrs Nicola Barber (resigned 15/06/23)
Mr Trevor Hampton (resigned 14/02/24)

Connswater Homes 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

Performance for the year ended 31 March 2024

During the year the number of homes in ownership increased to 1,262 from 1,205 at the end of the prior year representing a 4.7% increase in stock size for the Association. Turnover increased by 9.5% from £8,555,856 in 2022/23 to £9,372,108 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 5.9% on much of our existing stock also helped to boost turnover.

Operating costs of £6,449,286 represent 69% of turnover (2023: 72%). The Association generated a surplus for the year of £1,523,018 giving a net margin of 16% (2023: 14%), which is better than sector average and broadly in line with the performance of the Association over the past two years.

The Association continuously invests in the maintenance of our existing stock of properties, ensuring our homes remain in great condition. To this end £1,059,280 was spent on planned maintenance (including capital) during the year. These works included 44 window and door replacements, 17 kitchen replacements and 2 complete property refurbishments as well as improvement works to the hall at Mersey Street Primary School.

A programme of health and safety inspections was also completed including boiler servicing, smoke and carbon monoxide alarms testing, asbestos monitoring, legionella testing, periodic fixed wire testing and fire risk assessments.

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	97%	>85%
Urgent repairs carried out within 4 days	97%	>80%
Routine repairs carried out within 28 days	93%	>80%
Operating margin	31%	>30%
Net margin	16%	>10%
Gearing ratio	37%	<60%
Interest cover ratio	1.98	>1
Net debt per unit	£30,491	<£38,000
Voids as a % of Stock	0.5%	<4%
Board members attendance at Board meetings	83.25%	>75%

Housing management staff assisted tenants struggling on low incomes by offering welfare and general money management advice, including assistance with universal credit applications.

Connswater Homes 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

Expected performance in the year ending 31 March 2025

The Association expects to maintain its level of operations and performance in 2024/25.

It is planned that 70 homes will be added to the development programme during the year made up of a number of schemes. We expect there will be approximately 68 properties completed from existing schemes on site and added to management during the year with the remainder completing in the years ending 31 March 2026 and 2027.

A cyclical and planned maintenance programme of approximately £1.6m of investment has been approved. This includes 10 heating upgrades, 50 bathroom upgrades, 55 window and door replacements, 30 new kitchens, 6 complete property refurbishments, external redecoration of 94 properties, internal decoration at one apartment scheme and all health and safety inspections.

Corporate Governance

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

Corporate Strategy

The Association launched a new strategic plan in April 2022 covering the five year period 2022 to 2027. Our business goals over this period focus on working together and recognising diversity; striving to be more environmentally aware throughout our business and activities; promoting kindness, resilience and community cohesion; being open and clear in our actions, rectifying mistakes and doing what we say we will do; connecting with tenants, engaging with stakeholders and buddying up with others to improve our services. We will be working on these goals in a tough financial environment under the burden of welfare reform, political uncertainty and economic recovery following a global pandemic. It has never been more important to make sure value for money is embedded in our business; to offer services that our tenants actually need and to look at the wider picture of challenging poverty, improving health and wellbeing and promoting inclusivity.

Our strategy to achieve this is to help our tenants to live in warm, safe, affordable homes; to provide added value through community initiatives, customer led service provision and reducing our negative impact on the environment and by being a viable, forward thinking, environmentally aware business.

We want to see houses become homes; safe and well-maintained homes that complement their environment. We want to help our tenants to live comfortably in these homes, so making them more energy efficient and affordable is very important. We also aim to deliver excellence across our core housing service activities such as routine repairs, investing in planned maintenance, rent collection and peaceful living.

Whilst striving for continuous improvement and service development we will be inclusive and mindful of the needs of our tenants.

Our development priorities will be to not only provide new affordable homes in thoughtfully designed developments that will stand the test of time, but also to consider alternative models for their delivery and tenure. We will have an active asset management and investment strategy to maintain our homes.

We will continue to enhance our customer engagement opportunities through collaborative partnership with tenants and key stakeholders as we work to innovate in delivery of services.

Connswater Homes 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

Through information and practice we want to get involved in the sustainability agenda as we provide homes, enhance neighbourhoods and operate our business. Our tenants and employees will be encouraged to get involved in our efforts to reduce our carbon footprint.

We will signpost our tenants to fuel poverty initiatives and offer welfare benefit advice.

We want to be a great employer and an employer of choice. It is our people who make us great, they determine how we perform as an organisation and we want to empower them to be the best they can. We want to develop a staff team with skills, knowledge and motivation to deliver our goals. We want our team to feel valued and listened to; to provide them with a working environment that is agile and safe and to ensure they have resources to perform at their best.

As an organisation, we will meet, or exceed statutory and legal requirements, apply appropriate risk controls, develop and comply with internal policies and apply innovative thinking to develop service efficiencies and deliver excellent customer focused services.

Our business activities are underpinned by sustainability, regulation and collaborative working. We will assess a range of factors to ensure positive outcomes for all parts of our business including financial viability, value for money and environmental sustainability. We will raise staff awareness of energy efficiency and how to pass benefits on to tenants.

Digital transformation has never been more important and Connswater recognises that it is business critical. We will ensure that the appropriate infrastructure, applications and systems are available in order for staff to deliver services in an efficient, consistent and cost-effective manner whilst ensuring clear and transparent governance. We will focus on improving customer access to services and data. This will be driven further by developing our tenant portal and improving access to equipment for tenants through our tablet loan scheme.

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.

Connswater Homes 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

Value for Money

Our strategy at Connswater Homes Limited is to operate our core activities as efficiently and effectively as possible.

We strive to improve the quality of our services to our tenants, continue building high quality homes and generate social value whenever we see the opportunity.

VFM Framework - 3 E's

The Association strives to achieve Value (i.e. be as effective as possible) for the money that is invested in the activities that we carry out.

We measure our VFM using a framework which examines our performance in terms of Economy, Efficiency and Effectiveness.

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.

Connswater Homes 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

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. The Association's effective interest rate in 2023/24 was 3.6%. For the past number of years the Association's effective interest rate has been falling year on year as the Association agreed competitive terms on new loans. We recognise that we now find ourselves in a changed economic environment and that any new loans drawn down in future years are likely to be at considerably higher Interest rates. This will cause our effective interest rate to increase in future years. Higher interest rates will put a squeeze on Net Margins in years to come and our development plans will need to take account of this higher interest rate environment to ensure bank covenants are met. The Association runs stress testing scenarios each year to ensure our future plans are viable and we amend our plans where necessary.

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.

Currency risk

The Association does not engage in foreign currency transactions and so is not exposed to exchange risk

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2021/22 gave the Association the highest rating of Level 1 assessing the three standards: Governance, Finance and Consumer; the rating for 2022/23 has not yet been received. As a registered charity the Association is also subject to regulation by the Charity Commission for Northern Ireland.

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.

Connswater Homes 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

Internal Financial Control

The Board of Management is responsible for establishing and overseeing a risk management framework in order to safeguard the assets of the Association and for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and report procedures. The systems of internal financial control can provide over reasonable, and not absolute, assurance against material misstatement and loss.

The Board of Management have reviewed the effectiveness of the Association's system of internal financial control. The review included consideration 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 Board has adopted a formal schedule of matters reserved for its approval ensuring it 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 Board. Actual results are compared against budget and appropriate action identified and initiated.
- The Audit Committee review matters relating to internal control and receives reports on a regular basis from the external and internal auditors and from senior management.

Connswater Homes 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

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) 1993. 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 £2,385 (2023: £3,555) were made by the Association during the year. No donations for political purposes were made during the year (2023: £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. The financial plan is prepared in accordance with FRS102 using Brixx planning software. The Association remains profitable for each of the 30 years in the plan and while gross margin remains strong, net margin is projected to fall to 4% in 2031 before rising again. Sensitivity analysis is carried out to see how the Association would cope financially under the following four stress factors: voids increase by 1%; bad debts increase by 1%; CPI increases by 1% and interest rates increase by 1%. This allows the board to consider whether the Association may need to amend or postpone future development plans should any of the above scenarios materialise.

Connswater Homes 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

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 20/06/24 and signed on its behalf by:


.....
Mr Robbie Davis (Chairman)


.....
Mr Alan Hill (Honorary Secretary)


.....
Mrs Kelly Andrews (Honorary Treasurer)

Connswater Homes Ltd

Northern Ireland - Charity number 106095

Annual return

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes Limited

Opinion

We have audited the financial statements of Connswater Homes Limited for the year ended 31 March 2024, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Resources, 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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes 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 part 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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes 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.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2024

Independent Auditor's Report to the Members of Connswater Homes Limited



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

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

Date: 20/6/24

Connswater Homes Ltd

Northern Ireland - Charity number 106095

Accounts

Registration number: IP000166

Connswater Homes Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2023

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

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Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Board of Management and Advisers

Management Board	Mr Robbie Davis (Chairman) Professor Paddy Gray Mr Alan Hill (Honorary Secretary) Mr Michael Graham (Honorary Treasurer) Mr John Beattie Dr Sara Templar (Vice Chairman) Mrs Nicola Barber Mr Alex Ward Mr Trevor Hampton Mrs Kelly Andrews
Chief executive	Jacqueline Locke
Company secretary	Mr Alan Hill (Honorary Secretary)
Registered office	Unit 5 Citylink Business Park Albert Street Belfast BT12 4HQ
Solicitors	Elliot Duffy Garrett 40 Linenhall Street Belfast BT2 8BA
Bankers	Danske Bank Corporate Banking Donegall Square West Belfast BT1 6JS
Auditors	RBCA Limited Linenhall Exchange 26 Linenhall Street Belfast BT2 8BG
Company number	IP000166
Status	Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 - No. IP 166 Registered Charity with the Charity Commission for Northern Ireland - Charity Registration No.: NIC106095-0 Registered with the DfC (NI) - Number 8 Registered with HMRC - Number XN 41599

Connswater Homes 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 Connswater Homes Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Principal activities

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.

Board of Management

The Board of Management meets regularly throughout the year. There are also various committees who meet regularly throughout the year. The Committees have responsibility for development, housing management, maintenance and audit. Financial matters are reported directly to the Board. The Board carries out an annual appraisal of its own performance and an annual appraisal of individual of individual Board Members. 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:

Mr Robbie Davis (Chairman)
Dr Sara Templar (Vice Chairman)
Mr Alan Hill (Honorary Secretary)
Mr Michael Graham (Honorary Treasurer)
Ms Kelly Andrews
Mrs Nicola Barber
Mr John Beattie
Professor Paddy Gray
Mr Trevor Hampton
Mr Alex Ward

Connswater Homes 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 1,205 from 1,175 at the end of the prior year representing a 2.6% increase in stock size for the Association. Turnover increased by 3.8% from £8,243,854 in 2021/22 to £8,555,856 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 2.38% on much of our existing stock also helped to boost turnover.

Operating costs of £6,188,080 represent 72% of turnover (2022: 73%). The Association generated a surplus for the year of £1,212,402 giving a net margin of 14% (2022: 12%), which is better than both sector average and the performance of the Association over the past two years.

The Association continuously invests in the maintenance of our existing stock of properties, ensuring our homes remain in great condition. To this end £912,010 was spent on planned maintenance (including capital) during the year. These works included 4 heating upgrades, 23 loft insulations, 60 window and door replacements, 3 kitchen replacements and 2 complete property refurbishments as well as internal redecoration to the communal areas of 2 apartment schemes.

A programme of health and safety inspections was also completed including boiler servicing, smoke and carbon monoxide alarms testing, asbestos monitoring, legionella testing and fire risk assessments.

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	95%	>85%
Urgent repairs carried out within 4 days	89%	>80%
Routine repairs carried out within 28 days	87%	>80%
Operating margin	28%	>30%
Net margin	14%	>10%
Gearing ratio	38%	<60%
Interest cover ratio	2	>1
Net debt per unit	£29,949	<£38,000
Voids as a % of Stock	0.8%	<4%
Board members attendance at Board meetings	93.25%	>75%

Housing management staff assisted tenants struggling on low incomes by offering welfare and general money management advice, including assistance with universal credit applications.

Connswater Homes 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 expects to maintain its level of operations and performance in 2023/24.

It is planned that 114 homes will be added to the development programme during the year made up of a number of schemes. We expect there will be approximately 59 properties completed from existing schemes on site and added to management during the year with the remainder completing in the years ending 31 March 2025 and 2026.

A cyclical and planned maintenance programme of approximately £1.1m of investment has been approved. This includes 5 heating upgrades, 50 window and door replacements, 6 complete property refurbishments, 15 HRU /Envirovent replacements, fixed wire testing at 400 properties and all health and safety inspections.

Corporate Governance

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

Corporate Strategy

The Association launched a new strategic plan in April 2022 covering the five year period 2022 to 2027. Our business goals over this period focus on working together and recognising diversity; striving to be more environmentally aware throughout our business and activities; promoting kindness, resilience and community cohesion; being open and clear in our actions, rectifying mistakes and doing what we say we will do; connecting with tenants, engaging with stakeholders and buddying up with others to improve our services. We will be working on these goals in a tough financial environment under the burden of welfare reform, political uncertainty and economic recovery following a global pandemic. It has never been more important to make sure value for money is embedded in our business; to offer services that our tenants actually need and to look at the wider picture of challenging poverty, improving health and well-being and promoting inclusivity.

Our strategy to achieve this is to help our tenants to live in warm, safe, affordable homes; to provide added value through community initiatives, customer led service provision and reducing our negative impact on the environment and by being a viable, forward thinking, environmentally aware business.

We want to see houses become homes; safe and well-maintained homes that complement their environment. We want to help our tenants to live comfortably in these homes, so making them more energy efficient and affordable is very important. We also aim to deliver excellence across our core housing service activities such as routine repairs, investing in planned maintenance, rent collection and peaceful living.

Whilst striving for continuous improvement and service development we will be inclusive and mindful of the needs of our tenants.

Our development priorities will be to not only provide new affordable homes in thoughtfully designed developments that will stand the test of time, but also to consider alternative models for their delivery and tenure. We will have an active asset management and investment strategy to maintain our homes.

We will continue to enhance our customer engagement opportunities through collaborative partnership with tenants and key stakeholders as we work to innovate in delivery of services.

Connswater Homes 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

Through information and practice we want to get involved in the sustainability agenda as we provide homes, enhance neighbourhoods and operate our business. Our tenants and employees will be encouraged to get involved in our efforts to reduce our carbon footprint.

We will signpost our tenants to fuel poverty initiatives and offer welfare benefit advice.

We want to be a great employer and an employer of choice. It is our people who make us great, they determine how we perform as an organisation and we want to empower them to be the best they can. We want to develop a staff team with skills, knowledge and motivation to deliver our goals. We want our team to feel valued and listened to; to provide them with a working environment that is agile and safe and to ensure they have resources to perform at their best.

As an organisation, we will meet, or exceed statutory and legal requirements, apply appropriate risk controls, develop and comply with internal policies and apply innovative thinking to develop service efficiencies and deliver excellent customer focused services.

Our business activities are underpinned by sustainability, regulation and collaborative working. We will assess a range of factors to ensure positive outcomes for all parts of our business including financial viability, value for money and environmental sustainability. We will raise staff awareness of energy efficiency and how to pass benefits on to tenants.

Digital transformation has never been more important and Connswater recognises that it is business critical. We will ensure that the appropriate infrastructure, applications and systems are available in order for staff to deliver services in an efficient, consistent and cost-effective manner whilst ensuring clear and transparent governance. We will focus on improving customer access to services and data. This will be driven further by developing our tenant portal and improving access to equipment for tenants through our tablet loan scheme.

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.

Connswater Homes 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

Our strategy at Connswater Homes Limited is to operate our core activities as efficiently and effectively as possible.

We strive to improve the quality of our services to our tenants, continue building high quality homes and generate social value whenever we see the opportunity.

VFM Framework - 3 E's

The Association strives to achieve Value (i.e. be as effective as possible) for the money that is invested in the activities that we carry out.

We measure our VFM using a framework which examines our performance in terms of Economy, Efficiency and Effectiveness.

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.

Financial Risk Management

Connswater Homes 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 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. The Association's effective interest rate in 2022/23 was 3.07%. For the past number of years the Association's effective interest rate has been falling year on year as the Association agreed competitive terms on new loans. We recognise that we now find ourselves in a changed economic environment and that any new loans drawn down in future years are likely to be at considerably higher Interest rates. This will cause our effective interest rate to increase in future years. Higher interest rates will put a squeeze on Net Margins in years to come and our development plans will need to take account of this higher interest rate environment to ensure bank covenants are met. The Association runs stress testing scenarios each year to ensure our future plans are viable and we amend our plans where necessary.

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.

Currency risk

The Association does not engage in foreign currency transactions and so is not exposed to exchange risk

Connswater Homes 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

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2020/21 gave the Association the highest rating of Level 1 assessing the 3 standards: Governance, Finance and Consumer. As a registered charity the Association is also subject to regulation by the Charity Commission for Northern Ireland.

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.

Internal Financial Control

The Board of Management is responsible for establishing and overseeing a risk management framework in order to safeguard the assets of the Association and for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and report procedures. The systems of internal financial control can provide over reasonable, and not absolute, assurance against material misstatement and loss.

The Board of Management have reviewed the effectiveness of the Association's system of internal financial control. The review included consideration 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 Board has adopted a formal schedule of matters reserved for its approval ensuring it 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 Board. Actual results are compared against budget and appropriate action identified and initiated.
- The Audit Committee review matters relating to internal control and receives reports on a regular basis from the external and internal auditors and from senior management.

Connswater Homes 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

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 £3,555 (2022: £2,595) 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. The financial plan is prepared in accordance with FRS102 using Brixx planning software. The Association remains profitable for each of the 30 years in the plan and both gross margin and net margin remain strong. Sensitivity analysis is carried out to see how the Association would cope financially under the following four stress factors: voids increase by 1%; bad debts increase by 1%; CPI increases by 1% and interest rates increase by 1%. In addition, to reflect the current economic environment, further stress testing was undertaken to assess the impact of 2% increases in CPI and interest rates. This allows the Board to consider whether the Association may need to amend or postpone future development plans should any of the above scenarios materialise.

Connswater Homes 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

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.

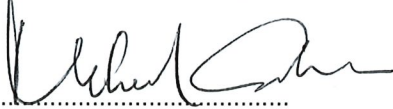
Approved and authorised by the Board on 15/6/23 and signed on its behalf by:



.....
Mr Robbie Davis (Chairman)



.....
Mr Alan Hill (Honorary Secretary)



.....
Mr Michael Graham (Honorary Treasurer)

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of Connswater Homes Limited

Opinion

We have audited the financial statements of Connswater Homes Limited for the year ended 31 March 2023, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Resources, 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.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of Connswater Homes 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 part 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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of Connswater Homes 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.

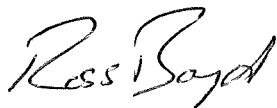
We have no exceptions to report arising from this responsibility.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of Connswater Homes Limited



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

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

Date:.....*22/6/2023*

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Statement of Comprehensive Income for the Year Ended 31 March 2023

	2023 £	2022 £
Turnover	8,555,856	8,243,854
Operating costs	<u>(6,188,080)</u>	<u>(6,036,095)</u>
Operating surplus for the year	2,367,776	2,207,759
Surplus arising from disposals of housing property	110,427	758,923
Miscellaneous income	36,595	23,550
Miscellaneous expenses	-	(26,554)
Transfer to disposal proceeds fund	(110,427)	(758,923)
Interest received	16,279	12,814
Interest payable and similar expenses	(1,183,248)	(1,231,660)
Other finance costs	<u>(25,000)</u>	<u>(27,000)</u>
Surplus for the financial year	<u>1,212,402</u>	<u>958,909</u>
Remeasurement gain on defined benefit pension schemes	<u>1,432,000</u>	<u>527,000</u>
Total comprehensive income for the year	2,644,402	1,485,909

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

(Registration number: IP000166)
Statement of Financial Position as at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Housing properties	13	141,660,372	133,302,582
Other tangible fixed assets	16	367,189	188,568
Investments	17	<u>2</u>	<u>2</u>
		<u>142,027,563</u>	<u>133,491,152</u>
Current assets			
Stocks	15	183,000	222,500
Debtors	18	677,520	727,691
Cash at bank and in hand		<u>3,460,345</u>	<u>4,578,950</u>
		4,320,865	5,529,141
Creditors: Amounts falling due within one year	19	<u>(2,451,361)</u>	<u>(5,121,386)</u>
Net current assets		<u>1,869,504</u>	<u>407,755</u>
Total assets less current liabilities		143,897,067	133,898,907
Creditors: Amounts falling due after more than one year	20	(122,716,797)	(114,147,039)
Pension surplus/(liability)		<u>148,000</u>	<u>(1,068,000)</u>
Net assets		<u><u>21,328,270</u></u>	<u><u>18,683,868</u></u>
Capital and reserves			
Called up share capital		12	14
Capital reserve		80	78
Revenue reserve		<u>21,328,178</u>	<u>18,683,776</u>
Total funds		<u><u>21,328,270</u></u>	<u><u>18,683,868</u></u>

Approved and authorised by the Board on 15/6/23 and signed on its behalf by:

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

(Registration number: IP000166)
Statement of Financial Position as at 31 March 2023



.....
Mr Robbie Davis (Chairman)



.....
Mr Alan Hill (Honorary Secretary)



.....
Mr Michael Graham (Honorary Treasurer)

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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

	Note	2023 £	2022 £
Total comprehensive income for the year		2,644,402	1,485,909
Net addition to revenue reserves		2,644,402	1,485,909
Opening total revenue reserves		18,683,776	17,197,867
Closing total revenue reserves		21,328,178	18,683,776

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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 £
Net cash inflow/outflow from operating activities	A	2,491,523	958,564
Returns on investments and servicing of finance	B	(1,166,969)	(1,218,846)
Capital expenditure and financial investment	B	(3,092,485)	(1,967,445)
Cash inflow/outflow before use of liquid resources and financing		(1,767,931)	(2,227,727)
Financing	B	649,326	(1,336,929)
Increase/(decrease) in cash in period		(1,118,605)	(3,564,656)
		2023 £	2022 £
Reconciliation of net cash flow			
Increase/(decrease) in cash in period		(1,118,605)	(3,564,656)
Net cash at 1 April		4,578,950	8,143,606
Net cash at 31 March		3,460,345	4,578,950

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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 - Reconciliation of surplus for the year to operating cashflows		
Surplus for the year	1,212,402	958,908
Depreciation	2,067,384	2,104,830
Amortisation of grant	(1,560,170)	(1,553,232)
Movements:		
- Stock	39,500	(222,500)
- Debtors	50,171	(174,277)
- Creditors	2,334,694	(1,414,090)
(Surplus)/deficit arising from disposals of housing property	(110,427)	(758,923)
Difference in pension charge and cash contributions	(2,734,000)	772,000
Other finance costs	25,000	27,000
Interest received	(16,279)	(12,814)
Interest payable	1,183,248	1,231,660
	2,491,523	958,564

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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 B - Analysis of cash flows for headings netted in the cash flow statement		
Returns on investment and servicing of finance		
Interest received	16,279	12,814
Interest payable	(1,183,248)	(1,231,660)
Net cash inflow/ (outflow) for returns on investment and servicing of finance	(1,166,969)	(1,218,846)
<hr/>		
	2023	2022
	£	£
Capital expenditure and financial investment		
Other fixed assets	(230,999)	(78,765)
Housing, land and buildings	(10,916,389)	(9,935,915)
Capital grant received	7,224,983	7,178,948
Sales proceeds	829,920	868,287
Net cash inflow/ (outflow) for capital expenditure and financial investment	(3,092,485)	(1,967,445)
<hr/>		
	2023	2022
	£	£
Financing		
Loan principal payments	(1,350,674)	(1,337,220)
Loan redemptions	-	-
Draw-downs	2,000,000	-
Net cash inflow/ (outflow) for capital expenditure and financial investment	649,326	(1,337,220)

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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	Cashflows	Other Changes	At 31 March 2023
	£	£	£	£
Note C - Analysis of changes in net funds				
Cash in hand and at bank	4,578,950	(1,118,605)	-	3,460,345
Debt due within one year	(1,355,299)	(9,456)	-	(1,364,755)
Debt due after more than one year	(37,394,532)	(639,869)	-	(38,034,401)
	(34,170,881)	(1,767,930)	-	(35,938,811)

The notes on pages 23 to 47 form an integral part of these financial statements.

Connswater Homes 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 domiciled in the UK.

The address of its registered office is:

Unit 5 Citylink Business Park
Albert Street
Belfast
BT12 4HQ

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 Connswater Homes 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.

Foreign currency transactions and balances

Transactions and non-monetary assets, denominated in foreign currencies, are translated at the exchange rate at the date of the transaction. Monetary assets and liabilities are denominated in foreign currencies are retranslated at the rate of exchange ruling at the statement of the financial position date or the exchange rate of a related foreign exchange contract where relevant. The resulting exchange gains or losses are dealt with in the income and expenditure account.

Connswater Homes 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 estimate 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."

Stock

Housing properties held for sale are measured at the lower of cost and estimated selling price less costs to complete and sell.

Connswater Homes 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

Tangible fixed assets

Housing properties

The association operates a full component accounting policy in relation to the capitalisation and depreciation of its completed housing stock.

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 of housing property, but any amount repayable would be restricted to the net proceeds of 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.

Freehold 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
Land	Not depreciated
Structure (including roof)	100 years
Kitchen	20 years
Bathroom	25 years
Heating system	15 years
Windows and doors	35 years
Electrics	30 years

Connswater Homes 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

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

Ground rents are depreciated. Depreciation of other fixed assets is charged on a straight-line basis over the estimated useful economic lives of the assets at the following annual rates:

Office premises 2%

Office furniture and equipment 25%

Motor vehicles 14%

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.

Leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to Statement of Comprehensive Income on a straight-line basis over the period of the lease.

Connswater Homes 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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of one month or less and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

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 Association has a present legal or constructibr obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount of the obligations can be estimated reliably. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance costs.

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.

Connswater Homes 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

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.

Connswater Homes 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 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 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.

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.

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.

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.

Connswater Homes 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.

There are no other critical accounting estimates and assumptions.

Connswater Homes 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
	£	£
Direct costs	4,283,608	4,303,531
Administrative expenses	1,904,472	1,732,564
	6,188,080	6,036,095

6 Operating surplus

	2023	2022
	£	£
This is stated after charging/(crediting):		
Staff costs (Note 7)		
Wages and salaries	1,747,479	1,635,472
Depreciation		
- Housing properties	2,014,989	2,067,469
- Other tangible fixed assets	52,395	37,361
Amortisation of grants	(1,560,170)	(1,553,232)
Auditors' remuneration		
- Audit services	8,100	8,100

Connswater Homes 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
	£	£
<hr/>		
Staff costs		
Wages and salaries	1,354,206	1,279,067
Social security costs	146,121	126,405
Other pension costs	247,152	230,000
	<hr/>	<hr/>
	1,747,479	1,635,472
<hr/>		
	2023	2022
	Number	Number
<hr/>		
Average monthly number of persons employed during the year by activity:		
Administration	33	32
<hr/>		

8 Directors' emoluments

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

	2023	2022
	£	£
<hr/>		
Aggregate emoluments (including pension contributions)	356,599	331,289
Emoluments payable to the highest paid director (excluding pension contributions)	123,028	114,296
<hr/>		

The number of directors to whom emoluments were paid during the year falls within each of the following bands:

Connswater Homes 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

Salary Band	2023	2022
	No.	No.
£120,000 - £130,000	1	-
£110,000 - £120,000	-	1
£100,000 - £110,000	-	-
£90,000 - £100,000	-	-
£80,000 - £90,000	1	1
£70,000 - £80,000	1	1
	3	3

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 Transfer of disposal proceeds fund

	2023	2022
	£	£
Proceeds of disposal	830,920	868,287
Asset original costs/legal fees	(305,773)	(336,028)
Voluntary grant payable	164,281	226,664
Transfer to disposal proceeds fund (note 19)	689,428	758,923

10 Interest receivable and similar income

	2023	2022
	£	£
Interest receivable	16,279	12,814
	16,279	12,814

Connswater Homes 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
	£	£
Housing property loans	1,179,138	1,227,852
Bank interest and charges	4,110	3,807
	1,183,248	1,231,660

12 Other finance costs

	2023	2022
	£	£
Defined benefit pension scheme net interest cost	25,000	27,000
	25,000	27,000

Connswater Homes 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 2022	149,545,851	142,095,855
Additions	11,453,944	9,935,915
Disposals	(1,322,243)	(2,033,945)
Transfers	-	(302,153)
At 31 March 2023	159,677,552	149,695,672
Accumulated depreciation		
At 1 April 2022	16,362,417	15,066,500
Charge for the year	2,014,989	2,067,469
Disposals	(360,225)	(687,780)
Transfers	-	(53,098)
At 31 March 2023	18,017,181	16,393,090
Net book value		
At 31 March 2023	141,660,372	133,302,582
Net book amount comprises:		
- Freehold property	141,660,372	133,302,582
Net book amount comprises:		
- Completed scheme	127,508,388	126,138,642
- Properties under construction	14,151,984	7,163,940
At 31 March 2023	141,660,372	133,302,582

Included in the above is a figure of £393,425 for capitalised component replacements (2022: £589,247).

Connswater Homes 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

Housing Association Grants	2023	2022
	£	£
Cost		
At 1 April 2022	91,492,175	86,809,816
Additions	8,542,674	6,087,291
Disposals	(981,998)	(1,404,932)
At 31 March 2023	99,052,850	91,492,175
Accumulated amortisation		
At 1 April 2022	14,279,783	13,188,704
Charge for the year	1,462,428	1,481,199
Disposals	(547,999)	(390,120)
At 31 March 2023	15,194,212	14,279,743
Net book value		
At 31 March 2023	83,858,638	77,212,392

Connswater Homes 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 Stock

	2023	2022
	£	£
Houses held for sale	183,000	222,500
	183,000	222,500

16 Other tangible assets

	Ground Rents	Office Building	Office Equipment	Motor Vehicles	Total
	£	£	£	£	£
Cost					
At 1 April 2022	839	238,572	417,949	-	657,360
Additions	-	160,372	12,422	58,223	231,000
At 31 March 2023	839	398,944	430,371	58,223	888,377
Accumulated amortisation					
At 1 April 2022	-	116,224	352,568	-	468,792
Charge for the year	-	17,523	26,555	8,318	52,396
At 31 March 2023	-	133,747	379,123	8,318	521,188
Net book value					
At 31 March 2023	839	265,180	51,248	49,905	367,189
At 31 March 2022	839	122,348	65,381	-	188,568

Connswater Homes 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

17 Investments

	Investments
	£
Cost and net book value	
At 1 April 2022 and 31 March 2023	2

Investments Detailed	
Name	EPIC Clean Limited
Principal Activity	Dormant Company
Country of Incorporation	Northern Ireland
Registered Address	Unit 5 Citylink, Business Park, Albert Street, Belfast BT12 4HQ
Holding	100%
Class of Share	Ordinary

18 Debtors

	2023	2022
	£	£
Rental Debtors Gross - Technical	200,389	197,136
Rental Debtors Gross - Non Technical	207,307	200,998
Provision for Bad Debts	(140,808)	(140,808)
Net rental (including rates, service charges) debtors	266,888	257,326
Other Debtors	276,018	326,678
Prepayments and accrued income	84,856	89,374
Housing Association Grant receivable	49,758	54,313
	677,520	727,691

Connswater Homes 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
	£	£
Bank loans	1,349,039	1,339,583
THFC premium	15,716	15,716
Housing Association grants	-	1,481,199
Rent, rates and service charges received in advance	30,747	42,230
Disposal proceeds fund	321,322	331,933
Other creditors	123,101	497,391
HAG in advance	278,580	1,091,657
Accruals and deferred income	332,856	321,677
	2,451,361	5,121,386

20 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Bank loans	33,785,131	33,130,177
THFC premium	4,249,271	4,264,354
Disposal proceeds fund	659,059	758,875
Housing Association grants	83,858,638	75,731,193
Other grants	164,698	262,440
	122,716,797	114,147,039

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

Connswater Homes 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
	£	£
<hr/>		
Bank loans - Housing property and other loans		
Less than one year, or on demand (Note 18)	1,364,755	1,355,299
Between one and two years	6,543,719	1,372,719
Between two and five years	11,475,575	8,124,384
After more than five years	20,015,107	27,897,428
	<hr/>	<hr/>
	39,399,157	38,749,831
	<hr/>	<hr/>

Security

Loans are secured by way of mortgages upon the deeds of the related housing properties.

Connswater Homes 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

22 Other grants

	£
As at 1 April 2022	262,440
Grant received during financial year	-
Grant amortisation	97,742
As at 31 March 2023	164,698

23 Called up share capital

	£
Ordinary shares of £1 each, fully paid	
As at 1 April 2022	14
Allotted during the year	-
Transfer to capital reserve	2
As at 31 March 2023	12

Connswater Homes 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

24 Turnover, operating costs and operating surplus

	2023			2022
	Operating Turnover	Operating Costs	Operating Surplus	Operating Surplus
	£	£	£	£
Social Housing Activities	8,555,856	6,181,906	2,373,950	2,215,744
Non-Social Housing Activities	-	6,174	(6,174)	(7,985)
	8,555,856	6,188,080	2,367,776	2,207,759

25 Housing stock

Number of units owned on 31 March	2023	2022
	Number	Number
Self-contained		
General needs housing	1,205	1,175
	1,205	1,175

26 Turnover, operating costs and operating surplus or deficit from social and non-social housing activities - Association

Social Housing Activities	2023	2022
	£	£
Operating income		
Rent and rates receivable	6,948,461	6,649,226
Service charges receivable	90,425	88,416
Income from Housing Association grant	1,557,079	1,481,199
Income from other grants	-	72,033
Other income	-	6,000
Voids	(40,108)	(47,020)
Total social housing income	8,555,856	8,243,854
Operating costs		
Services	110,135	105,037
Management costs	1,279,554	1,211,227

Connswater Homes 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

Rates	813,987	763,684
Maintenance and administration costs	903,403	819,011
Planned and cyclical maintenance	518,585	530,370
Reactive maintenance	528,136	517,297
Depreciation of social housing	2,014,989	2,067,469
Bad debts (rent and service charges)	13,117	14,015
Total social housing expenditure	6,181,906	6,028,110
Operating surplus on social housing	2,373,950	2,215,474

	2023	2022
	£	£
<i>DfC Allowances</i>		
Management allowances	471,240	465,300
Management costs	(1,097,821)	(907,553)
Deficit	(626,581)	(442,253)
<i>Maintenance Allowances</i>		
Maintenance Allowances	543,083	545,200
Planned and cyclical maintenance	(518,585)	(530,370)
Reactive maintenance	(528,136)	(517,297)
Deficit	(503,638)	(593,467)
<i>Technical and Non - Technical Income</i>		
Technical	5,254,526	5,029,649
Non-Technical	1,784,357	1,707,993
Total	7,038,884	6,737,642

	2023	2022
	£	£
Non-Social Housing Activities		
Operating costs		
Development costs written off	6,174	7,985
Total non-social housing expenditure	6,174	7,985
Operating loss on non-social housing	(6,174)	(7,985)

Connswater Homes 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

27 Pension commitments

The net pension deficit shown below under section 28 of FRS 102 deals with the accounting for employee benefits does not represent a shortfall which requires short term cash funding. The amount shown below is calculated below to comply with the Financial Reporting Standard, the specific requirements of which differ from the basis on which pension liabilities are actuarially calculated for the purpose of the ongoing funding of the scheme. The Financial Reporting Standard requires:

- actuarial deficiencies to be recognised immediately as a liability in the financial statements rather than being spread forward over employee's remaining service lives; and
- the actuary, in valuing the scheme's liabilities, is required to use a bond yield as the discount rate for valuing future liabilities, rather than a rate that reflects the expected return on the scheme's particular asset portfolio, with the result of an apparent increase in the present value of future longer term liabilities.

The below is in relation to employees and ex-employees who are members of the NILGOSC pension scheme.

NILGOSC pension scheme is considered a related party of the Association. The most recent valuation was conducted as at 31 March 2023 by a qualified actuary for the purpose of the disclosures below:

The major assumptions used by the actuary were:

	2023	2022	2021	2020
Rate of increase in salaries	4.10%	4.18%	3.8%	2.85%
Rate of increase in pensions in payment	2.60%	2.28%	2.0%	1.35%
Pension accounts revaluation date	2.60%	2.28%	2.0%	-
Discount rate	4.60%	2.70%	2.25%	2.25%
Inflation assumption	2.60%	2.28%	2.0%	2.45%

The mortality assumptions used were as follows:

	2023	2022	2021	2020
	Years	Years	Years	Years
Longevity at age 65 for current pensioners:				
- Men	22.2	21.8	21.9	21.6
- Women	25.0	25.0	25.1	25.0
Longevity at age 65 for future pensioners:				
- Men	23.2	23.2	23.3	23.2
- Women	26.0	26.4	26.5	26.4

Connswater Homes 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

Pension Commitments (continued)

	Value at 31 March 2023 %	Value at 31 March 2022 %
<i>The assets in the scheme and the expected rate of return were:</i>		
Equities	40.0%	42.9%
Property	11.2%	10.0%
Bonds	23.6%	26.9%
Gilts	25.2%	20.2%
	100%	100%
	2023	2022
	£	£
Reconciliation of present value of scheme liabilities		
At 1 April	7,117,000	6,769,000
Current service cost	440,000	475,000
Interest cost	193,000	153,000
Member contributions	95,000	87,000
Actuarial losses/(gains)	(2,369,000)	(336,000)
Benefits paid	(29,000)	(31,000)
At 31 March	5,447,000	7,117,000

Connswater Homes 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

	2023	2022
	£	£
Reconciliation of fair value of scheme assets		
At 1 April	6,049,000	5,446,000
Interest income on assets	168,000	126,000
Remeasurement gains on assets	(93,700)	191,000
Contributions by the employer	249,000	230,000
Contributions by participants	95,000	87,000
Net benefits paid out	(29,000)	(31,000)
At 31 March	5,595,000	6,049,000

	2023	2022
	£'000	£'000
Analysis of amount charged to income or expenditure are as follows:		
Current service costs	440,000	475,000
Interest on pension scheme liabilities	25,000	27,000
Loss/(gain) on plan introductions, changes, curtailments and settlements		-
	465,000	502,000

	2023	2022
	£'000	£'000
Amounts recognised in other comprehensive income		
Return on plan assets excluding interest income	937,000	(191,000)
Actuarial losses/(gains)	(2,369,000)	(336,000)
	(1,432,000)	(527,000)

Amounts for current and previous three years:

	2023	2022	2021	2020
	£	£	£	£
Fair value of employer assets	5,595,000	6,049,000	5,446,000	4,108,000
Present value of defined benefit obligation	(5,447,000)	(7,117,000)	(6,769,000)	(5,072,000)
Surplus/(deficit)	148,000	(1,068,000)	(1,323,000)	(964,000)

Connswater Homes 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

28 Capital Commitments

	2023	2022
	£	£
Capital expenditure		
Contracted for but not provided for in the financial statements	6,921,882	5,819,704

The Association anticipates that this expenditure will be funded by Housing Association Grant from the Department for Communities, by private finance, both external and internal and the association's reserves.

29 Contingent liabilities

There exists a contingent liability on the Association of the possibility of having to repay grants received on properties if any properties are sold. This also includes any grants written off through the implementation of component accounting.

30 Related party disclosures

Connswater Homes Limited is an admitted body to the Northern Ireland Local Government Officers' Superannuation Committee (NILGOSC) and make contributions on behalf of those of its employees whom are in the scheme.

31 Ultimate controlling party

The ultimate controlling party is the Board of Management.



Connswater Homes Ltd

Northern Ireland - Charity number 106095

Annual report

Connswater Homes 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 Connswater Homes Limited (the "Association"). This report is also known as the Trustees' report for Charity law purposes.

Principal activities

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.

Board of Management

The Board of Management meets regularly throughout the year. There are also various committees who meet regularly throughout the year. The Committees have responsibility for development, housing management, maintenance and audit. Financial matters are reported directly to the Board. The Board carries out an annual appraisal of its own performance and an annual appraisal of individual of individual Board Members. 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:

Mr Robbie Davis (Chairman)
Dr Sara Templar (Vice Chairman)
Mr Alan Hill (Honorary Secretary)
Mr Michael Graham (Honorary Treasurer)
Ms Kelly Andrews
Mrs Nicola Barber
Mr John Beattie
Professor Paddy Gray
Mr Trevor Hampton
Mr Alex Ward

Connswater Homes 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 1,205 from 1,175 at the end of the prior year representing a 2.6% increase in stock size for the Association. Turnover increased by 3.8% from £8,243,854 in 2021/22 to £8,555,856 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 2.38% on much of our existing stock also helped to boost turnover.

Operating costs of £6,188,080 represent 72% of turnover (2022: 73%). The Association generated a surplus for the year of £1,212,402 giving a net margin of 14% (2022: 12%), which is better than both sector average and the performance of the Association over the past two years.

The Association continuously invests in the maintenance of our existing stock of properties, ensuring our homes remain in great condition. To this end £912,010 was spent on planned maintenance (including capital) during the year. These works included 4 heating upgrades, 23 loft insulations, 60 window and door replacements, 3 kitchen replacements and 2 complete property refurbishments as well as internal redecoration to the communal areas of 2 apartment schemes.

A programme of health and safety inspections was also completed including boiler servicing, smoke and carbon monoxide alarms testing, asbestos monitoring, legionella testing and fire risk assessments.

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	95%	>85%
Urgent repairs carried out within 4 days	89%	>80%
Routine repairs carried out within 28 days	87%	>80%
Operating margin	28%	>30%
Net margin	14%	>10%
Gearing ratio	38%	<60%
Interest cover ratio	2	>1
Net debt per unit	£29,949	<£38,000
Voids as a % of Stock	0.8%	<4%
Board members attendance at Board meetings	93.25%	>75%

Housing management staff assisted tenants struggling on low incomes by offering welfare and general money management advice, including assistance with universal credit applications.

Connswater Homes 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 expects to maintain its level of operations and performance in 2023/24.

It is planned that 114 homes will be added to the development programme during the year made up of a number of schemes. We expect there will be approximately 59 properties completed from existing schemes on site and added to management during the year with the remainder completing in the years ending 31 March 2025 and 2026.

A cyclical and planned maintenance programme of approximately £1.1m of investment has been approved. This includes 5 heating upgrades, 50 window and door replacements, 6 complete property refurbishments, 15 HRU /Envirovent replacements, fixed wire testing at 400 properties and all health and safety inspections.

Corporate Governance

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

Corporate Strategy

The Association launched a new strategic plan in April 2022 covering the five year period 2022 to 2027. Our business goals over this period focus on working together and recognising diversity; striving to be more environmentally aware throughout our business and activities; promoting kindness, resilience and community cohesion; being open and clear in our actions, rectifying mistakes and doing what we say we will do; connecting with tenants, engaging with stakeholders and buddying up with others to improve our services. We will be working on these goals in a tough financial environment under the burden of welfare reform, political uncertainty and economic recovery following a global pandemic. It has never been more important to make sure value for money is embedded in our business; to offer services that our tenants actually need and to look at the wider picture of challenging poverty, improving health and well-being and promoting inclusivity.

Our strategy to achieve this is to help our tenants to live in warm, safe, affordable homes; to provide added value through community initiatives, customer led service provision and reducing our negative impact on the environment and by being a viable, forward thinking, environmentally aware business.

We want to see houses become homes; safe and well-maintained homes that complement their environment. We want to help our tenants to live comfortably in these homes, so making them more energy efficient and affordable is very important. We also aim to deliver excellence across our core housing service activities such as routine repairs, investing in planned maintenance, rent collection and peaceful living.

Whilst striving for continuous improvement and service development we will be inclusive and mindful of the needs of our tenants.

Our development priorities will be to not only provide new affordable homes in thoughtfully designed developments that will stand the test of time, but also to consider alternative models for their delivery and tenure. We will have an active asset management and investment strategy to maintain our homes.

We will continue to enhance our customer engagement opportunities through collaborative partnership with tenants and key stakeholders as we work to innovate in delivery of services.

Connswater Homes 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

Through information and practice we want to get involved in the sustainability agenda as we provide homes, enhance neighbourhoods and operate our business. Our tenants and employees will be encouraged to get involved in our efforts to reduce our carbon footprint.

We will signpost our tenants to fuel poverty initiatives and offer welfare benefit advice.

We want to be a great employer and an employer of choice. It is our people who make us great, they determine how we perform as an organisation and we want to empower them to be the best they can. We want to develop a staff team with skills, knowledge and motivation to deliver our goals. We want our team to feel valued and listened to; to provide them with a working environment that is agile and safe and to ensure they have resources to perform at their best.

As an organisation, we will meet, or exceed statutory and legal requirements, apply appropriate risk controls, develop and comply with internal policies and apply innovative thinking to develop service efficiencies and deliver excellent customer focused services.

Our business activities are underpinned by sustainability, regulation and collaborative working. We will assess a range of factors to ensure positive outcomes for all parts of our business including financial viability, value for money and environmental sustainability. We will raise staff awareness of energy efficiency and how to pass benefits on to tenants.

Digital transformation has never been more important and Connswater recognises that it is business critical. We will ensure that the appropriate infrastructure, applications and systems are available in order for staff to deliver services in an efficient, consistent and cost-effective manner whilst ensuring clear and transparent governance. We will focus on improving customer access to services and data. This will be driven further by developing our tenant portal and improving access to equipment for tenants through our tablet loan scheme.

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.

Connswater Homes 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

Our strategy at Connswater Homes Limited is to operate our core activities as efficiently and effectively as possible.

We strive to improve the quality of our services to our tenants, continue building high quality homes and generate social value whenever we see the opportunity.

VFM Framework - 3 E's

The Association strives to achieve Value (i.e. be as effective as possible) for the money that is invested in the activities that we carry out.

We measure our VFM using a framework which examines our performance in terms of Economy, Efficiency and Effectiveness.

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.

Financial Risk Management

Connswater Homes 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 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. The Association's effective interest rate in 2022/23 was 3.07%. For the past number of years the Association's effective interest rate has been falling year on year as the Association agreed competitive terms on new loans. We recognise that we now find ourselves in a changed economic environment and that any new loans drawn down in future years are likely to be at considerably higher Interest rates. This will cause our effective interest rate to increase in future years. Higher interest rates will put a squeeze on Net Margins in years to come and our development plans will need to take account of this higher interest rate environment to ensure bank covenants are met. The Association runs stress testing scenarios each year to ensure our future plans are viable and we amend our plans where necessary.

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.

Currency risk

The Association does not engage in foreign currency transactions and so is not exposed to exchange risk

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

Regulation

The Association's principal regulator is the Department for Communities (DfC). Their regulatory judgement for the year 2020/21 gave the Association the highest rating of Level 1 assessing the 3 standards: Governance, Finance and Consumer. As a registered charity the Association is also subject to regulation by the Charity Commission for Northern Ireland.

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.

Internal Financial Control

The Board of Management is responsible for establishing and overseeing a risk management framework in order to safeguard the assets of the Association and for the Association's systems of internal financial control and along with senior management is responsible for establishing and operating detailed control and report procedures. The systems of internal financial control can provide over reasonable, and not absolute, assurance against material misstatement and loss.

The Board of Management have reviewed the effectiveness of the Association's system of internal financial control. The review included consideration 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 Board has adopted a formal schedule of matters reserved for its approval ensuring it 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 Board. Actual results are compared against budget and appropriate action identified and initiated.
- The Audit Committee review matters relating to internal control and receives reports on a regular basis from the external and internal auditors and from senior management.

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

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 £3,555 (2022: £2,595) 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. The financial plan is prepared in accordance with FRS102 using Brixx planning software. The Association remains profitable for each of the 30 years in the plan and both gross margin and net margin remain strong. Sensitivity analysis is carried out to see how the Association would cope financially under the following four stress factors: voids increase by 1%; bad debts increase by 1%; CPI increases by 1% and interest rates increase by 1%. In addition, to reflect the current economic environment, further stress testing was undertaken to assess the impact of 2% increases in CPI and interest rates. This allows the Board to consider whether the Association may need to amend or postpone future development plans should any of the above scenarios materialise.

Connswater Homes Limited
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Report of the Board of Management for the Year Ended 31 March 2023

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.

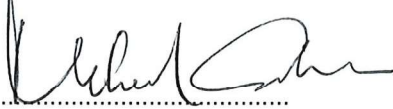
Approved and authorised by the Board on 15/6/23 and signed on its behalf by:



.....
Mr Robbie Davis (Chairman)



.....
Mr Alan Hill (Honorary Secretary)



.....
Mr Michael Graham (Honorary Treasurer)

Connswater Homes Ltd

Northern Ireland - Charity number 106095

Annual return

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of Connswater Homes Limited

Opinion

We have audited the financial statements of Connswater Homes Limited for the year ended 31 March 2023, which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Resources, 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.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of Connswater Homes 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 part 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.

Connswater Homes Limited
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Independent Auditor's Report to the Members of Connswater Homes 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.

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.

Connswater Homes Limited
Annual report and Financial statements for the year ended 31 March 2023

Independent Auditor's Report to the Members of Connswater Homes Limited



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

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

Date:.....*22/6/2023*