

Registration number: IP000406

North Belfast Housing Association Limited

Annual Report and Financial Statements

for the Year Ended 31 March 2023

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

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Board of Management and Advisers

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

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

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

Status

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

Principal Activities

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

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

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

Strategic Imperatives

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

Vision Statement

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

Mission Statement

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

A home where people:

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

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

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

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

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

Board of Management

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

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

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

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

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

Performance for the year ended 31 March 2023

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

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

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

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

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

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

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

Tenant Views

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

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

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

Staff Development

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

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

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

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

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

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

Value for Money

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

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

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

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

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

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

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

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Expected performance in the year ending 31 March 2024

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

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

Corporate Governance

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

Corporate Strategy

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

Aims

Customer Engagement and Wellbeing

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

Customer Service

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

Building for the Future

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

Communication

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

Finance

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

Our People

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

Premises, physical and digital resources

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

Governance

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

Annual Business Plan 2022 - 2023

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

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

Going Concern

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

Treasury Management Policy

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

Risk Management

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

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

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

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Financial Risk Management

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

Interest rate risk

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

Liquidity risk

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

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

Regulation

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

Environmental matters

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

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

Internal Financial Control

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

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

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

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

Finance Committee

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

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

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

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

The key elements of the control system in operation are:

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

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

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

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

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

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

Events after the Balance Sheet date

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

Charitable donations

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

Financial sustainability

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

Statement of disclosure of information to auditors

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

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

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

Independent Auditors

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

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



.....
Mrs Ursula Mayers
Director

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

Opinion

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

In our opinion the financial statements:

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

Basis of Opinion

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

Emphasis of matter

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

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

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

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

Responsibilities of the Board of Management

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

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

Auditor's responsibilities for the audit of the financial statements

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

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

- We identified areas of laws and regulations that could reasonably be expected have a material effect on the financial statements from our sector experiences through discussion the Board of Management and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting and taxation legislation. We considered the extent of compliance with those laws and regulations as apart of our procedures on the related financial statement items.

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

- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect was limited to enquiry of the Board of Management.
- We communicated applicable laws and regulations throughout our audit team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.
- Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

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

Other required reporting

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

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

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

We have no exceptions to report arising from this responsibility.

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

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

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

We have no exceptions to report arising from this responsibility.

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

Use of our report

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

Ross Boyd

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

Linenhall Exchange
26 Linenhall Street
Belfast
BT2 8BG

28 September 2023

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Statement of Comprehensive Income for the Year Ended 31 March 2023

	Note	2023 £	2022 £
Turnover		7,763,903	7,557,643
Operating costs	5	<u>(5,219,674)</u>	<u>(5,135,940)</u>
Operating surplus for the year		2,544,229	2,421,703
Interest received	10	40,232	3,923
Interest payable	11	(248,218)	(315,216)
Other finance (costs)/income	12	<u>(325,000)</u>	<u>(377,000)</u>
Surplus for the financial year		<u>2,011,243</u>	<u>1,733,410</u>
Remeasurement gain on defined benefit pension schemes	26	<u>2,071,000</u>	<u>612,000</u>
Total comprehensive income for the year		4,082,243	2,345,410

The notes on pages 23 to 49 form an integral part of these financial statements.

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(Registration number: IP000406)
Statement of Financial Position as at 31 March 2023

	Note	2023 £	2022 £
Fixed assets			
Other tangible assets	15	853,380	883,577
Housing properties	13	84,403,147	79,381,893
Investments	16	250	250
		<u>85,256,777</u>	<u>80,265,720</u>
Current assets			
Debtors	18	1,016,942	1,253,755
Investments	17	1,706,620	2,147,976
Cash at bank and in hand		671,001	617,198
		<u>3,394,563</u>	<u>4,018,929</u>
Creditors: Amounts falling due within one year	19	<u>(3,584,080)</u>	<u>(3,529,655)</u>
Net current (liabilities)/assets		<u>(189,517)</u>	<u>489,274</u>
Total assets less current liabilities		85,067,260	80,754,994
Creditors: Amounts falling due after more than one year	20	(57,436,175)	(55,460,152)
Pension surplus/(liability)	26	<u>58,638</u>	<u>(1,687,362)</u>
Net assets		<u>27,689,723</u>	<u>23,607,480</u>
Capital and reserves			
Called up share capital		16	16
Revenue reserve		<u>27,689,707</u>	<u>23,607,464</u>
Total funds		<u>27,689,723</u>	<u>23,607,480</u>

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



 Mrs Ursula Mayers
 Director


 ..
 Mr Brian Reid
 Director



 Mr Andrew McFarlane
 Director

The notes on pages 23 to 49 form an integral part of these financial statements.

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

Statement of Changes in Reserves for the year ended 31 March 2023

	Restricted reserve	Unrestricted fund	2023
	£	£	£
Balance at 1 April 2022	-	23,607,464	23,607,464
Surplus/(deficit) from statement of comprehensive income	(116,267)	4,196,510	4,082,243
Transfer from unrestricted fund to restricted reserve.	116,267	(116,267)	-
Balance at 31 March 2023	-	27,689,707	27,689,707

The notes on pages 23 to 49 form an integral part of these financial statements.

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

Statement of Cash Flows for the Year Ended 31 March 2023

	Note	2023 £	2022 £
Cash flow from operating activities	A	2,835,680	3,334,687
Cash flow from Investing activities			
Purchase of housing properties		(6,649,800)	(3,338,194)
Purchase of other fixed assets		(11,872)	(14,543)
Proceeds from sale of tangible fixed assets		146,587	456,920
Grants received		4,031,389	2,159,591
Interest received		40,232	3,923
Net cash flow from investing activities		(2,463,359)	(732,303)
Cash inflow from financing activities			
Repayments of borrowings		(506,253)	(765,415)
Interest paid		(253,621)	(315,216)
Net cash flow from financing activities		(759,874)	(1,080,631)
Net change in cash and cash equivalents		(387,553)	1,521,753
Cash and cash equivalents at the beginning of the year		2,765,174	1,243,421
Cash and cash equivalents at end of the year	B	2,377,621	2,765,174

The notes on pages 23 to 49 form an integral part of these financial statements.

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

Notes to Statement of Cash Flows for the Year Ended 31 March 2023

	2023	2022
	£	£
<hr/>		
Note A - Cash flow from operating activities		
<hr/>		
Surplus for the year	2,544,229	2,375,974
Depreciation	1,556,347	1,740,916
Amortisation of grant	(1,062,969)	(1,069,928)
Loss on sale of fixed assets	7,471	-
Support reserve transfer	-	44,585
Movements:		
- Rental debtors	(11,442)	11,478
- Other debtors	(69,064)	143,438
- Creditors less than one year	(128,892)	88,224
<hr/>		
	2,835,680	3,334,687
<hr/> <hr/>		

The notes on pages 23 to 49 form an integral part of these financial statements.

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

Notes to Statement of Cash Flows for the Year Ended 31 March 2023

	At 1 April 2022	Cash flow	Other Changes	At 31 March 2023
	£	£	£	£
Note B - Analysis of net debt				
Cash in hand and at bank	617,198	53,803	-	671,001
Investment	2,147,976	(441,356)	-	1,706,620
Cash and cash equivalents	2,765,174	(387,553)	-	2,377,621
Debt due within one year	(506,341)	(43,434)	-	(549,775)
Debt due after more than one year	(5,906,575)	549,688	-	(5,356,887)
	(3,647,742)	118,701	-	(3,529,041)

	2023	2022
	£	£
Note C - Reconciliation of net cash flow to movement in net debt		
Decrease in cash and cash equivalents in the year	(387,553)	1,521,753
Repayments of loans	506,253	765,415
Movement in net debt in the financial year	118,701	2,287,168
Net debt at 1 April	(3,647,742)	(5,934,910)
Net debt at 31 March	(3,529,041)	(3,647,742)

The notes on pages 23 to 49 form an integral part of these financial statements.

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

Notes to the Financial Statements for the Year Ended 31 March 2023

1 General information

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

The address of its registered office is:

Gate Lodge
8 Flax Street
Belfast
BT14 7EQ

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

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

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

Statement of compliance

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

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

Basis of preparation

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

Going concern

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

Revenue recognition

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

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

Net rental income

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

Employee benefits

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

i) Short term benefits

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

ii) Multi-employer pension plan

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

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

Housing Association Grant and other grants

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

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

Depreciation and impairment

Housing properties

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

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

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

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

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

Other fixed assets

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

Office premises - 2% straight line

Office furniture and equipment - 20% reducing balance

Computer equipment - 20% straight line

Subsequent additions and major components

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

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

Derecognition

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

Investments

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

Cash and cash equivalents

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

Impairment of non-financial assets

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

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

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

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

i) Provisions

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

ii) Contingencies

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

Financial instruments

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

i) Financial assets

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

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

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

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

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

ii) Financial liabilities

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

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down 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.

Tenant services fund

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

Revenue reserves

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

Restricted fund

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

Share capital

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

3 Critical accounting judgements and estimation uncertainty

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

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

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

(b) Critical accounting estimates and assumptions

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

(i) Useful economic lives of housing properties

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

(ii) Defined benefit pension scheme

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

(iii) Accruals

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

(iv) Bad debt provisions

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

There are no other critical accounting estimates and assumptions.

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

Notes to the Financial Statements for the Year Ended 31 March 2023

4 Analysis of turnover

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

5 Operating costs

	2023	2022
	£	£
Social housing activities	5,049,980	4,849,543
Non-social housing activities	169,694	286,397
	5,219,674	5,135,940

6 Operating surplus

	2023	2022
	£	£
This is stated after charging/(crediting):		
Staff costs (Note 7)		
Wages and salaries	1,600,116	1,408,432
Depreciation		
- Housing properties	1,514,278	1,509,779
- Other tangible fixed assets	42,069	38,453
Amortisation of grants	(1,062,969)	(1,069,928)
Auditors' remuneration		
- Audit services	6,378	6,522

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

Notes to the Financial Statements for the Year Ended 31 March 2023

7 Employee information

	2023	2022
	£	£
<hr/>		
Staff costs		
Gross salaries	1,274,112	1,110,264
Employer's NIC	115,004	102,507
Other pension costs	211,000	195,661
	1,600,116	1,408,432
<hr/>		
	2023	2022
	Number	Number
<hr/>		
Average monthly number of persons employed during the year:	39	48
<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)	257,798	239,193
Emoluments payable to the highest paid director (excluding pension contributions)	86,761	81,000
<hr/>		

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

	2023	2022
Salary Band	No.	No.
<hr/>		
£80,000 - £90,000	1	1
£70,000 - £80,000	-	-
£60,000 - £70,000	2	-
£50,000 - £60,000	-	2
<hr/>		
	3	3
<hr/>		

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

Notes to the Financial Statements for the Year Ended 31 March 2023

Members of the Board of Management serve in a voluntary capacity and none (2022: none) were in receipt of emoluments during the year.

The Board and Committee members were reimbursed for expenses totalling £Nil (2022: £Nil) during the year.

9 Disposal proceeds fund

	2023	2022
	£	£
Opening balance	915,806	458,886
Surplus/(deficit) on disposal	88,111	456,920
Recycled HAG	(717,131)	-
Closing balance	286,786	915,806

10 Interest receivable and similar income

	2023	2022
	£	£
Interest receivable	40,232	3,923

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

Notes to the Financial Statements for the Year Ended 31 March 2023

11 Interest payable and similar expenses

	2023	2022
	£	£
Loans repayable within 5 years	44,112	42,825
Loans repayable wholly or partly in more than 5 years	204,106	272,391
	248,218	315,216

12 Other finance costs

	2023	2022
	£	£
Defined benefit pension scheme net interest cost	325,000	377,000

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

Notes to the Financial Statements for the Year Ended 31 March 2023

13 Tangible fixed assets - housing properties and housing association grants

Housing Properties	2023	2022
	£	£
Cost		
At 1 April	98,218,416	95,659,195
Additions	6,669,695	3,338,194
Disposals	(347,144)	(778,973)
Transfers	-	
At 31 March	104,540,967	98,218,416
Accumulated depreciation		
At 1 April	18,836,523	17,648,508
Charge for the year	1,514,278	1,509,779
Disposals	(212,981)	(321,764)
At 31 March 23	20,137,820	18,836,523
Net book value		
At 31 March	84,403,147	79,381,893

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

Notes to the Financial Statements for the Year Ended 31 March 2023

14 Housing Association Grants

Housing Association Grants	2023	2022
	£	£
Cost		
At 1 April 2022	65,679,206	64,056,000
Additions	3,969,386	2,159,591
Disposals	(234,783)	(536,385)
At 31 March	69,413,809	65,679,206
Accumulated amortisation		
At 1 April 2022	15,485,272	14,687,204
Charge for the year	1,062,969	1,069,928
Disposals	(166,567)	(271,860)
At 31 March	16,381,674	15,485,272
Net book value		
At 31 March	53,032,135	50,193,934

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

Notes to the Financial Statements for the Year Ended 31 March 2023

15 Other tangible assets

	Motor Vehicles	Office Premises	Office Furniture and Fittings	Total
	£	£	£	£
Cost				
At 1 April 2022	6,038	1,193,874	287,872	1,487,784
Additions	-	-	11,872	11,872
At 31 March 2023	6,038	1,193,874	299,744	1,499,656
Accumulated depreciation				
At 1 April 2022	1,102	362,266	240,839	604,207
Charge for the year	1,209	21,830	19,030	42,069
At 31 March 2023	2,311	384,096	259,869	646,276
Net book value				
At 31 March 2023	3,727	809,778	39,875	853,380
At 31 March 2022	4,936	831,608	47,033	883,577

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

Notes to the Financial Statements for the Year Ended 31 March 2023

16 Fixed Asset Investments

	Investments
	£
<hr/>	
Cost and net book value	
At 1 April 2022 and 31 March 2023	250
<hr/>	

17 Current Asset Investments

	2023	2022
	£	£
<hr/>		
Deposit bank accounts	1,706,620	2,147,976
<hr/>		

18 Debtors

	2023	2022
	£	£
<hr/>		
Rental Debtors Gross - Technical	214,945	203,503
Rental Debtors Gross - Non Technical	215,620	244,233
Provision for Bad Debts	(215,620)	(244,233)
<hr/>		
Net rental (including rates, service charges) debtors	214,945	203,503
<hr/>		
Other Debtors	908	132
Prepayments and accrued income	126,760	58,473
Housing Association Grant receivable	674,329	991,647
<hr/>		
	1,016,942	1,253,755
<hr/> <hr/>		

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

Notes to the Financial Statements for the Year Ended 31 March 2023

19 Creditors: amounts falling due within one year

	2023	2022
	£	£
Housing loans (Note 20)	549,775	506,340
Trade creditors	85,325	72,708
Rent, rates and service charges received in advance	73,518	86,308
Accruals and deferred income	1,610,524	1,281,599
Housing Association Grant deferred (Note 14)	1,040,958	1,055,619
Tenants services account	23,423	26,431
Other creditors	1,882	106
Disposal proceeds fund (Note 9)	198,675	500,544
	3,584,080	3,529,655

20 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Housing loans (Note 20)	5,356,887	5,906,575
Disposal proceeds fund (Note 9)	88,111	415,262
Housing Association Grants deferred (Note 14)	51,991,177	49,138,315
	57,436,175	55,460,152

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

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

Notes to the Financial Statements for the Year Ended 31 March 2023

21 Loans

	2023	2022
	£	£
<hr/>		
Housing Loans		
Less than one year, or on demand	549,775	506,340
Between one and two years	541,382	549,873
Between two and five years	3,459,065	3,632,865
After more than five years	1,356,440	1,723,837
	<hr/>	<hr/>
	5,906,662	6,412,915
	<hr/>	<hr/>

Security

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

22 Called up share capital

	2023	2022
	£	£
<hr/>		
Ordinary shares of £1 each, fully paid		
As at 1 April 2022	16	13
Issued/(released) during the year	-	3
Repaid	-	-
	<hr/>	<hr/>
As at 31 March 2023	16	16
	<hr/>	<hr/>

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

Notes to the Financial Statements for the Year Ended 31 March 2023

23 Turnover, operating costs and operating surplus

	2023			2022
	Operating Turnover	Operating Costs	Operating Surplus	Operating Surplus
	£	£	£	£
Social Housing Activities	7,470,753	4,919,531	2,551,222	2,442,656
Non-Social Housing Activities	293,150	300,143	(6,993)	(20,953)
	7,763,903	5,219,674	2,544,229	2,421,703

24 Housing stock

Number of units owned on 31 March	2023	2022
	Number	Number
Self-contained		
General needs housing	976	959
Sheltered housing	64	64
Supported housing	68	68
	1,108	1,091