



St. Matthew's Housing Association Ltd.

A Non Profit-making Housing Association

Annual Report 2024



On a journey to become a model of excellence for community-based housing associations

St Matthews Housing Association Ltd. 58 Harper Street Belfast BT5 4EN

Registered under the Industrial and Provident Societies Act (Northern Ireland) 1969 (No.IP177). Registered with the Department for Communities NI (No.R18).

HMRC registered charitable status (XT28085). Registered with the Charity Commission for NI (NIC 10291)

Board of Management	Number attended of 7 Board Meetings in 2023/24
Mr P Devlin – Chairperson	6
Mr F Woods – Treasurer	7
Mr P Donnelly	4
Ms L Fegan	4
Mr P Ó Ruanáí	6
Mr J O'Donnell	4
Mr C Devenny	1
Mr D Brennan (retired from Board June 2023)	1
Mrs P Brennan (retired from Board June 2023)	1

The Board also has two main sub-committees the Finance and Personnel sub-committee and Audit sub-committee. Total expenses reimbursed to Board members in 2023/24 - £0.00

(2 Board members were tenants of the Association during 2023/24)

Staff

Mr Jim Black – Chief Executive & Honorary Secretary

Mrs Sarah Jane Murray – Finance and Operations Manager

Mr Sean McKinney - Assets Manager

Mrs Sandra Wright – Housing Officer

Mr Kieran Donnelly – Maintenance Officer

Mr C Carew – Housing Trainee

Mrs Deirdre Conlon – P/T Caretaker/Cleaner

Telephone No.:- 02890 451070 / Out of Hours Emergency No.:- 0330 123 0341

St Matthews Housing Association– a word from our Chairman

I am happy to repeat once again on another successful and positive year for the Association. We continue to improve, work in partnership with others and manage our costs effectively. We remain on our journey of being a model of excellence for community-based housing and deliver on our mission of quality, afford housing locally.

We remain committed to growing by working with others. We are well progressed on site with Bryson Street Phase 2 (8 elderly apartments) and new offices at the site of the former parish house of St Matthews Church. Additionally, we are about to deliver at McClure Street, lower Ormeau Road (22 houses for families). We also hope to progress the site at former Strand Bar with a view to delivering some exciting new housing here as well as transforming 58 Harper Street to a new house. All of this is with the kind assistance of APEX HA as our development agent.

Longer term it is our community hope to deliver shared housing at Sirocco and housing and wellbeing opportunities at Translink site. We are continuing to work with the local community representatives on these important objectives. We want to meet the housing demand in our area in the years ahead by realising all the potential of local sites.

All of our housing meets Decent Homes Standard, and we have plans in the coming years to ensure they maintain this standard. We are also conscious of obligations in ensuring we future proof our housing from a green perspective by reducing the carbon footprint and improving the thermal comfort of older housing. We are working to ensure all of property is at least C rated in terms of energy performance by 2030. We have recruited a new Assets Manager in the last year Sean McKinney to aid us in this process of improvement and we have a costed Business Plan that outlines how we can continue to invest in our service and our stock and achieve the growth to make a real impact on local waiting lists.

We are delighted to continue to support local initiatives and projects. We were able to continue our grant assistance of local community initiatives and also helped 20 young people avail of £500 education/training bursaries in the last reporting year. We have recruited a young person locally, Conan Carew, on a housing apprenticeship and he is an excellent young man embarking on his housing career.

St Matthews Housing Association remains a community asset with a strong community focus. We are a vibrant local community enterprise providing homes and helping support community work - and not just in Short Strand but also to our tenants in Clonard and Poleglass. Once again, my thanks go to the efforts of our Board members, who give of their time freely and remain a credit to this community and our staff who continue to operate an excellent housing service.

Patrick Devlin - SMHA Chairperson

SMHA and Community

SMHA is at the heart of the Short Strand community, and we have provided an excellent local service to our tenants, including in Clonard and Poleglass for almost 50 years.

SMHA seeks to:-

- Inform - Informing residents
- Consult - Consulting with residents
- Empower - Empowering residents
- Partnership - Partnership with the wider community
- Measure - Measuring outputs

We continue to supply information to tenants through our Annual Report, spring newsletter and our updated website www.smha.co.uk. Many Housing Associations are getting better at supporting communities where they operate and are looking beyond simply the bricks and mortar of the housing, they provide to do more in their communities. Often this is done by awarding small grants to local groups whose work benefits the community.

In 2021 members introduced a local Bursary Scheme and donations have been made in relation to this exercise for the last three years.

By way of support to local community groups, initiatives etc. we expended the following during the last reporting year:-

- Donation to Doyle Youth Club to their “growing boxes” programme - **£1,000**
- Donation to Short Strand Community Forum for their Senior Citizens activities – **£1,000**
- Donation to Short Strand Community Centre for their Men’s Mental Health Project - **£1,000**
- Donation to Caoimhi Hughes for funding for her Mission Zambia trip - **£550**
- Donation to Marie Curie - **£50**
- **SMHA Bursary Scheme Awards 2023** – Bursary scheme awards as per the adopted policy of SMHA – 19 @ £500 and 1 @ £250 – Total - **£9,750**

Final updated total expended on Financial Inclusion and Community Support Initiatives - £13,350 – equal to 1.08% of income turnover £1.23M for 2023/24.

Key Performance Data in 2023/24

SMHA has performed well in the last several years. We continue to strive to meet performance objectives set for us and also improving the housing service tangibly for all residents. We carried out a comprehensive resident satisfaction survey in 2011, 2013, 2015, 2017, 2019 and most recently 2022 (delayed due to Covid19 pandemic) with excellent results. You will see a summary of some of the recorded key performance data over the last year with some recent comparison years. We are doing well but will always want to be better.

Key Performance Areas	2021/22	2022/23	2023/24	Target
Total No. Of units of occupied accommodation	205	207	205	-
% of emergency repairs completed in 24 hours	95%	94%	94%	>85%
% of urgent repairs completed in 4 working days	87%	91%	96%	>80%
% of routine repairs completed in 20 working days	91%	90%	85%	>80%
Annual Gas/Oil Servicing Compliance	99%	95%	97.5%	100%
Electrical Servicing Compliance	96%	97%	99%	100%
% of residents satisfied with SMHA housing service	-	83%	-	>80%
% of residents satisfied with value for money of their home	-	88%	-	>80%
% of residents satisfied with overall quality of their home	-	83%	-	>80%
No. Of new lettings	1	2	0	-
No. Of relettings	4	4	9	-
Average Relet Times (in days)	126	110	88	-
No. of complaints received/resolved prior to any referral to ombudsman	1/1	1/1	3/3	100%
No. of anti-social behaviour complaints received/resolved	10/10	6/6	1/1	100%
Voids as a % of rent receivable	0.68%	0.96%	1.15%	<1%

% of total rent receivable actually collected	99.34%	99.05%	100.2%	>98%
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*Surveyed every 2 years usually, delayed by Covid19 for one additional year

SMHA Rents

SMHA has recorded information on the rents charged for different homes in our management. Our rents are typically amongst the lower end of the housing association sector.

Our Board balances the need to fund our housing service adequately and maintain affordable rents. Typically, our rents compare well against other HA sector rents.

SMHA decided to raise rent by 7% in 2023/24, after previously low rent rises in recent years.

Our overall average weekly rents as a whole are reported annually to the Department for Communities and are recorded below:-

Size	General Housing		Sheltered Housing	
	No. Units	Average Net Rent	No. Units	Average Net Rent
1-bedroom	9	£73.82	3	£100.97
2-bedroom	59	£84.83	16	£101.45
3-bedroom	79	£97.84	0	-
4-bedroom	41	£94.69	0	-
Totals	186		19	

St Matthews HA Accounts 2023/24**Approved at AGM 30th July 2024****Statement of Income****Year ended 31 March 2024**

	2024	2023
	£	£
Turnover	1,446,852	1,332,005
Operating costs	<u>(1,109,939)</u>	<u>(1,014,403)</u>
Operating Surplus	336,913	317,602
Interest receivable	58,703	22,712
Interest payable	(59,521)	(31,918)
Other interest	2,000	(6,000)
Pension additional service cost	<u>(8,000)</u>	<u>(44,000)</u>
Surplus on Ordinary Activities (no taxation – due to charitable status)	330,095	258,396
Surplus for the year	330,095	258,396
Actuarial gain (loss) on pension scheme	6,000	246,000
Total recognised gains (losses) since last AR	336,095	504,396

Statement of Financial Position - as at 31st March 2024	2024	2023
	£	£
Tangible Fixed Assets		
Cost	20,929,420	20,055,911
Less Depreciation	<u>(5,244,541)</u>	<u>(5,048,080)</u>
	15,684,879	15,007,031
Other Fixed Assets	<u>238,369</u>	<u>28,135</u>
	15,923,248	15,035,966
Current Assets		
Debtors	91,941	99,648
Cash & bank balances	<u>1,891,979</u>	<u>1,577,635</u>
	1,983,920	1,677,283
Current Liabilities		
Creditors	<u>(395,348)</u>	<u>(301,822)</u>
Net Current Assets	1,588,572	1,375,461
Total Assets less Current Liabilities	<u>17,511,820</u>	<u>16,411,427</u>
Creditors: Amounts Falling Due After More Than 1 Year		
Deferred Grant	9,967,730	9,103,411
Long-term liabilities	904,238	1,004,259
Pension fund liability	<u> -</u>	<u> -</u>
	<u>10,871,968</u>	<u>10,107,670</u>
Total Net Assets:	6,639,852	6,303,757
Reserves:	57	57
Share Capital	301	301
Capital Reserves		
Revenue Reserves	<u>6,639,494</u>	<u>6,303,399</u>
	6,639,852	6,303,757

