



**Annual Report  
2011-12**

*working together for better housing*

## Our Members and Council in 2011-12

Association	Council Member
Abbeyfield UK (NI)	Peter Howard
Alpha Housing	Tom Gardiner
Apex Housing	Peter Caldwell
Ark	
Bangor Provident Trust*	
Broadway	
Clanmil	Clare McCarty
Connswater Homes	K Butler (until June 11) P Cregg (from July 11)
Covenanter	
Co-ownership Housing	David McCallum
Craigowen	
Filor	
Flax	John Patterson (Chair)
FOLD	John McLean
Glenall Housing Co-op*	
Gosford	
Grove	
Habinteg (Ulster)	David Duly

Association	Council Member
Habitat for Humanity NI*	
Harmony Homes	
Hearth	
Helm Housing	A D'Arcy (until Oct 11) G Lomax (from Jan 12)
Newington	
Oaklee Homes Group	Ian Elliott (Vice Chair)
Open Door	
Rural	
SHAC	
South Ulster	Mark Turner
St Matthews	
The Abbeyfield Belfast Society*	
Triangle	Chris Alexander (until Aug 11)
Trinity	Arthur Canning
Ulidia	Robert Roulston
Ulster Provident*	
Wesley	Joe McKnight
	John Gill <sup>1</sup> (until July 11)

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Company NI 11996

Find us on **Facebook**

Follow us on **Twitter**: tweet us **@NIFHA**

<sup>1</sup>Represented Dungannon and District HA which merged with Clanmil in 2011

<sup>2</sup>These are member organisations who provide housing but are not registered housing associations with DSD and therefore do not do not receive DSD funding

# Chair's Foreword



John Patterson  
NIFHA Chair

As I prepare to step down as Chair of NIFHA I look back over a particularly turbulent period both for the economy and for the housing association sector. So I am pleased to introduce our Annual Report for 2011-12 which demonstrates many positive outcomes despite the difficult operating conditions. Our member associations

have maintained high quality housing services, met government targets on delivery of the development programme and created tangible benefit for local communities.

Unsurprisingly, the last few years have been a time of significant change including for NIFHA and our member housing associations. As we reported last year these changes, together with the challenges ahead, prompted NIFHA Council to initiate a fundamental review to capture the views of both member associations and key stakeholders. That work is covered in more detail later in this report.

The sector itself altered during the year as some associations merged to capitalise on complementary skills or to enhance their ability to deliver high quality housing services. Another notable change was the retirement of Chris Williamson in January 2012, after twenty-two years with NIFHA - twelve as Chief Executive.

With my own tenure in the chairmanship coming to a close it is appropriate to offer my thanks for the help and support I have had in this role. I am particularly grateful for the contribution of my colleagues on NIFHA Council who give freely of their time, knowledge and expertise. That gratitude extends to the Federation's team who have continued to provide both quality services and support for the movement during this transition period. I also offer thanks to our many partner organisations – especially the Department for Social Development and the Northern Ireland Housing Executive who work with us to deliver much-needed social housing. As I have said before we achieve much more when we work effectively together.

In closing, I would like to take this opportunity to record my personal thanks to Chris Williamson for his unswerving dedication to the voluntary housing movement and to welcome Cameron Watt who is due to take on NIFHA's leadership role from August 2012.

John Patterson  
NIFHA Chair

# Chief Executive's Review

Since January 2012 I have been at NIFHA on a part-time secondment. I am very grateful to NIFHA members, my predecessor Chris Williamson and the NIFHA team for such a warm welcome.

There are three main areas I have been prioritising and want NIFHA to excel in:

## 1. Lobbying and influencing

Members expect NIFHA to be an effective lobbying and influencing voice for housing associations. This year NIFHA has been renewing relationships with key partners including the Social Development Minister, DSD, NIHE and MLAs. We have also been vigorously making the case for adequate capital and revenue funding. We are resisting deep reductions to the Social Housing Development Programme for 2012/13, and have had some success in limiting proposed cuts. We have strongly promoted preventative housing-related support, and argued for adequate funding through Supporting People and Special Needs Management Allowance. As welfare reform fast approaches, we have been pushing for protections for tenants and housing associations. Of course we cannot guarantee securing particular lobbying wins, but we can commit to making the movement's case credibly and energetically.

## 2. Promoting and defending the movement

We recognise the need to promote the fantastic work done by housing associations and counter negative stereotypes. Our work to enhance the movement's reputation includes achieving a higher and more positive media profile. This year TV and radio appearances have included coverage on BBC One's Newsline and In Your Corner, and Radio Ulster's Talkback and Nolan Show. We have pressed for the retention of direct payments of Housing

Benefit to protect tenants and landlords, and defended the value of 'off the shelf' purchases of social homes to help meet housing need. We are also raising the profile of Northern Ireland's housing associations in the press, such as a recent opinion piece in The Irish News highlighting our success in meeting development programme targets.



## 3. First-class member services

We are committed to providing high-quality services for housing associations. In the last year we have continued to support members through NICORE processing and analysis, Housing Benefit and Supporting People data transfer and benchmarking. Our assistance to members in developing their new equality schemes has been widely praised. Dedicated training events for association staff and board members have helped explain the essentials of procurement. Our annual conference on the theme "Time for Change" was acclaimed as perhaps our best ever.

NIFHA has therefore achieved much this year and I want to thank the staff team and members who have made this possible. However we are not complacent. We know we need to be continually raising our game to deliver value for each and every member in the year ahead.

Cameron Watt  
NIFHA Chief Executive

# Delivering for you in 2011-12

During 2011-12 our work focused on a number of major initiatives which had specific importance for our members. This year's Annual Report is therefore aligned around these activities and highlights the main priorities and successes.

## *Strategic Review of NIFHA*

Recent years have seen a period of unprecedented change for the housing association movement in Northern Ireland – perhaps the most fundamental changes to the movement's operating environment for a generation. Facing such major challenges, it has never been more important for the movement to be united, fit for purpose and engaging effectively with its stakeholders.

In March 2011 NIFHA Council therefore initiated a fundamental review of the housing association movement which would also examine members' views of the Federation's internal structures and management. Given the importance of this initiative NIFHA allocated significant resources to this project during 2011-12. The terms of reference for the review were defined as:

*“To fundamentally review the activities and structure of the housing association movement in Northern Ireland and make recommendations to maximise community benefit”.*

Council's objective of ensuring the sector is fit for purpose both currently and over the next decade has underpinned this project. As a key initiative during 2011-12 this review was aimed at informing NIFHA's policy objectives, its Corporate Strategy and Business Plans for the coming years and matching our structure to core organisational priorities.

Emerging themes were reported upon to the Annual General Meeting in June with further progress and findings from the review outlined to members and stakeholders at our Annual Conference in October 2011. A “Strategy Review Group” was delegated to lead out this work and at the year end this process was ongoing. The group has had assistance, support and advice from two Human Resource managers within our movement and also from colleagues in the National Housing Federation (NHF).

The new Chief Executive will be completing the review with the Strategy Review Group in 2012-13, considering services and structure in greater depth and exploring the options for closer working with the NHF.

## *The Joint Equality Project*

Whilst this work has been going on for some time it regained importance in 2011-12 with the requirement for designated housing associations to develop the second generation of Equality Schemes. In addition to our usual support in this area NIFHA provided both leadership and comprehensive assistance to help members achieve their targets for producing not just new Equality Schemes but also undertaking Audits of Inequalities and developing Action Plans.

We facilitated three practical events, including one in conjunction with the Equality Commission for Northern Ireland. These highly participative sessions were extremely well attended and ensured member associations were fully involved in this joint work. With input from the volunteers in our Equality Task Group we agreed how to roll out the project for maximum buy-in from members. NIFHA also supported members by gathering association data, collating responses and providing various template documents.

It is only through NIFHA's co-ordination role that associations are able to approach this task collaboratively. Moreover, our equality work in 2011-12 delivered tangible value in terms of savings for member associations, through sharing information and the provision of useful resources. Most importantly, on behalf of the designated associations NIFHA was able to successfully launch a collective period of public consultation by April 2012.

*"Without NIFHA it would have been impossible". Denis Bleakley, Grove*

### *Finance Activities*

In the last year we undertook considerable work with our Finance Forum members in preparation for forthcoming changes to International Financial Reporting Standards (IFRS). Our efforts culminated in a workshop where members explored the practical issues arising from component accounting. The findings of this session were then presented to the Department to inform DSD guidance.

The Federation also collaborated with colleagues to submit detailed responses on other highly relevant consultations such as HMRC proposals to introduce VAT Cost Sharing Exemption. We're pleased to report this is going ahead as the Cost Sharing Exemption has the potential to allow much greater sharing of services by housing associations as a result of this tax break.

*"Found NIFHA submission very useful" DSD*

### *Water Charges*

Throughout 2011-12 NIFHA continued its work with NI Water and Land and Property Services to resolve issues around the implementation of policy on water charges. Following significant negotiations by NIFHA, housing associations should, in the main, no longer be charged for individual properties in sheltered and supported schemes apart from the Scheme Supervisors' dwellings or common areas. As a result the 12,000 homes potentially affected by this issue have now been reduced to less than 150. Further work is being carried out on some anomalous schemes and we hope this will be completed soon.

### *Joint Review of Housing Adaptations*

NIFHA has again made a significant contribution to this review both through chairing the Communications Working Group and also by facilitating the Adaptations Design and Communications awareness seminars. These seminars introduced the Adaptations Design and Communications Toolkit to providers and the pilot study for testing the toolkit prior to its implementation by all housing tenures. This initiative has the potential to deliver practical benefits for members by streamlining the adaptations process, enabling the use of templates and facilitating cross-sectoral engagement.

### *Anti-Social Behaviour*

In 2011-12 we placed particular emphasis on the issue of Anti-Social Behaviour (ASB) as this work is important to members, as well as being a major government priority. NIFHA worked with the DSD and the NIHE to highlight and consider both the impact of ASB in the housing association sector and best practice in tackling this problem. We organised an information sharing event which outlined the policy agenda regarding anti-social behaviour and explored how agencies such as the Police Service of Northern Ireland (PSNI) and the NIHE have developed systems to address and manage the challenges such behaviour brings.



Cameron Watt (NIFHA), William Humphery MLA (Assembly Private Secretary to Minister for Social Development) and Ian Elliott (NIFHA / Oaklee Homes Group)

Member housing associations, with a proven track record in effective management of anti-social behaviour shared their experiences of the benefits partnership working and how it can make a real difference to peoples' lives. All participants stressed the importance of communication and information sharing between all agencies involved in dealing with anti-social behaviour.

*"One of the best events I have attended"*  
Martin Walker, DSD

Work with PSNI to develop an Information Sharing Protocol for the housing association movement was well advanced by the end of March 2012. This should help facilitate greater communication and assist in determining appropriate remedies to resolve anti-social behaviour. On our members' behalf we have also engaged with the Enforcement of Judgements Office to develop a mechanism for prioritising possession orders in cases of anti-social behaviour. Our goal is to develop a toolkit and associated training which will assist housing associations in effectively managing anti-social behaviour.

*"I found the event very useful and informative in summarising the issues faced by HAs in tackling ASB"*  
Laura Moore, Trinity

# Making the Case for Housing Associations

## *In the media*

Throughout the year we worked hard to build the profile and credibility of the housing association movement, often in the face of negative and sometimes unfounded stories from the mainstream media. We know our member housing associations have an excellent record of building and managing high quality homes and successful mixed communities so it was essential to get this message across. In fact we took the decision to engage a PR company to assist us in handling a number of sensitive stories over the last few months. In our view this has been beneficial as we were able to mitigate the impact of the potentially damaging aspects of some housing issues by presenting a more balanced picture.



Cameron Watt (NIFHA) appeared on BBC Newsline to highlight concerns about Welfare Reform.

## *On the political front*



Cameron Watt (NIFHA) with Minister McCausland at the announcement of the 2011-12 figures

To keep social housing issues high on the government agenda we met MPs, MLAs and Councillors from the main political parties in Northern Ireland. During 2011-12 both Chris Williamson and Cameron Watt held meetings with elected representatives and government Ministers.

We placed particular emphasis on this work in the run up to the 2011 Assembly election. Throughout our engagement with election candidates we stressed our commitment to:

- Building Homes
- Sustaining Communities
- Supporting Northern Ireland

In support of our case we outlined the housing association movement's 'Asks and Offers' highlighting the contributions members have

and can make. In collaboration with the National House Building Council and the Chartered Institute of Housing we hosted a hustings event where Election Candidates from the five main parties met around 100 representatives from the wider housing sector.



### Housing Hustings event 2011

NIFHA called on all assembly candidates to support social and affordable housing in Northern Ireland by signing up to our affordable housing pledge:

***'I pledge to back the building of more affordable homes and to work towards all constituents having access to decent, affordable housing in safe and sustainable communities.'***

We received 32 pledges of support from candidates of whom 15 were elected as MLAs.

Following the Election we built on our work to engage with key influencers through meetings, representations, lobbying and the provision of evidence-based data where appropriate. Over the year we've made the case for our members

with political representatives at every level from local Councils to the European Parliament.

Briefings developed on key themes were issued to all candidates during the election period.

These are just some of the ways in which NIFHA has kept the pressing concerns for our members to the fore. We complemented these activities by responding on major issues affecting both housing associations and our community. In particular, we offered detailed feedback and commentary on the Programme for Government whilst seeking greater clarity on:

- Developer contributions
- Composition of the 8,000 affordable housing units
- Promotion of social inclusion for homeless people
- An independent regulator for Northern Ireland

### *On Welfare Reform*

This has been prioritised in our representation policy and promotion work throughout 2011-12 as it will have significant bearing on our members' business. We kept them informed of potential impacts via eNews, POSH, meetings with associations and information sessions.

We complemented our internal communications with a substantive lobbying campaign including:

- Contacting all Northern Ireland MPs and Lords to lobby for changes
- Meeting Ian Paisley Jnr, the Northern Ireland MP on the Welfare Reform Committee in Westminster, to raise our concerns with him and his advisors

- Using Twitter to contact other MPs and Lords in run up to important votes
- Contacting press in NI with our concerns
- Discussing the impacts on Newsline
- Briefing Paper to the Minister on the impact of Direct Payments to Tenants
- Forming relevant alliances with like-minded organisations
- Joint signatory on letter to The Times
- Working with DSD officials since Feb to introduce tweaks for Northern Ireland

For example, we actively participated in the Voluntary Sector Housing Policy Forum (VSHPF) and have worked collaboratively with the forum members on issues where we have common cause in the voluntary sector. Notably the VSHPF was involved in lobbying Westminster and in particular Lord Freud to try to reduce the impact of the Welfare Reform Bill within Northern Ireland. NIFHA has also engaged, through the Forum, with DSD on discussions around consultation and parity in relation to Welfare Reforms.

We were pleased our influencing work was successful in defeating the Government twice on the "Bedroom Tax" in the House of Lords. However, we are also conscious this is an ongoing agenda which will continue to be a high priority activity for NIFHA.



Chair of the Social Development Committee, Alex Maskey MLA, with Vincent Lavery (CEx Craigowen) and Maire Kerr (NIFHA)

### *On SNMA and Supporting People*

Both Special Needs Management Allowance (SNMA) and Supporting People (SP) have been significant priorities for NIFHA in recent years and this work continued during 2011-12. As an individual organisation and through co-chairing the Committee Representing Independent Supporting People Providers (CRISPP) we have been making the case for continued or improved funding for services to some of the most vulnerable people in our society.

We have campaigned tirelessly to highlight the implications of proposals to remove legacy Special Needs Management Allowance as well as the impact of Welfare Reforms and the Review of the Administration of Supporting People. NIFHA also participated in the review of the SP Commissioning Body, consistently stressing the need for a co-ordinated approach

to ensure that capital and revenue streams align. We have emphasised the importance of safeguarding SP and SNMA budgets at the highest levels including at meetings with the Minister and two oral evidence sessions with the Social Development Committee.



Minister McCausland with John McLean (FOLD), Ian Elliott Oaklee, Cameron Watt (NIFHA), John Patterson (NIFHA Chair) and Gerry Kelly (Apex)

An important feature of this work was a joint collaborative response to the Housing Benefit Reform – Supported Housing Consultation. NIFHA facilitated a joint working seminar between senior housing association staff and Supported Housing service providers. The seminar explored the impact of the proposed reforms and enabled NIFHA, CRISPP and the Voluntary Sector Housing Policy Forum to prepare robust responses to the consultation.

## Supporting our Members' Work

Ensuring our members' priorities are the focus of our business remains central to our activities. As a result we offer practical support in a number of areas which offer savings, create efficiencies or provide members with specific resources. Our summaries of outcomes and comments from members demonstrate the benefits of these core NIFHA services.

Data Transfer	Annual Frequency
Housing Benefit to all Members	52
Supporting People to participating HAs	12
Rates relief	12
Lone Pensioner	12

Online Services	2011-12 Total	Benefit to Members	Total Page Visits
Tenders	81	£70,520* saving	26,554
Job adverts	63	Free	16,738

\* Figure calculated on a 2cm x 19cm advertisement in the Belfast Telegraph tender section which costs £1,120.62 less £250 charged by NIFHA.

### *Research activities*

NIFHA's processing of your NICORE forms not only provides a valuable resource for members it supplies us with reliable data we can use when make the case for housing associations.

This statistical information again underpinned our responses to the data requests from the DSD, the NIHE and other external organisation we received during the year.

In 2011-12 we issued 10 annual and four quarterly NICORE reports to individual housing associations as well as responding to various ad hoc requests for data from members. For example, housing associations drew on the NICORE time series reports as part of their rent reviews and their Customer Excellence process. Your feedback indicates our efforts deliver real benefit to you.

*"A note to say how helpful your stats have been. A lot of hard work has obviously gone into this. It's brilliant to have them all laid out like that and it certainly makes our life a lot easier." Stephen Fisher, Rural*

In addition to our Annual Benchmarking Report we also undertook our first Tenant Satisfaction Survey for our members. Tenants surveyed rated overall satisfaction with their housing associations at 86% and as our graph shows the other results on the services they receive are also very positive.



### *Property Database / GIS*

Our work to contribute to the development of a comprehensive social housing property database came to fruition during 2011-12. The Northern Ireland Housing Executive (NIHE), NIFHA and participating housing associations entered into a Service Level Agreement (SLA), which became operational during April 2011. It formed the basis for sharing information regarding the Housing Association stock database. The SLA sets out responsibilities for each organisation in respect of the maintenance, updating and accessibility of the property database.

The NIHE's Corporate Planning department is responsible for maintaining and updating the Housing Association stock database. NIHE will also geo-reference each address on the database to the Geographic Information System (GIS) which each housing association will be able to access electronically via a GIS web application.

Our seminar in March 2012 introduced the Housing Association GIS website to members and demonstrated how GIS can be a useful tool for all areas of housing management. The seminar also provided participants with information to enable them to utilise GIS to locate, identify and analyse housing association stock.

### *Housing Management System*

We also collaborated with the NIHE on the new NIHE Housing Management System (HMS) which replaced the PRAWL System in July 2011. The new system prompted various operational changes to the way Housing Associations allocate properties and manage their waiting lists. NIFHA worked with its members and NIHE to resolve technical problems arising from the introduction of HMS.

## Training and Events

In 2011-12 we provided a diverse range of training and events for members, involving 500 participants in total. These included 7 information exchanges, a Board Residential and 15 seminars or practical workshops relevant to the business needs of member associations including:

- Fire Safety Regulations
- Agency Workers Regulations
- HA Guide Awareness
- Guiding Principles of Procurement
- Implementing SORP
- Managing Data Protection

*"Trainer was fantastic and would highly recommend this [deaf awareness] course"*  
Stacey Hasler, Helm



One of NIFHA's informative and successful seminars

These events were developed to address current policy issues or in response to member requests.

*"The seminar [presentation skills] was very good. I learnt a good deal in terms of how to present the powerpoint, structure and content etc. I'm looking forward to my first presentation in front of a crowd."*  
Michael Scott, Habinteg

## Voluntary Board Members

Our popular annual VBM event was again very successful. Our speed-dating approach proved effective and combined with our Register facilitated Board renewal for a number of housing associations including Abbeyfield, Newington and Trinity.



Voluntary Board Members Speed Dating night  
June 2011

*"Thanks to NIFHA for organising the event, it proved to be very useful for Trinity!"*  
Victoria McCullough

## Consultations

In 2011-12 NIFHA responded to 24 consultations covering a variety of subjects including those on issues of strategic importance to members such as:

- Draft Programme for Government
- Draft Economic Strategy
- Draft Investment Strategy
- Housing Benefit Reform – Supported Housing Consultation
- Proposed changes to the Housing Selection Scheme

## Conference 2011

NIFHA's Annual Conference reflected our recognition it was 'Time for Change'. Clearly, this struck a chord with our 134 delegates as this was one of the most highly rated and financially successful conferences ever. All committee members, 91% of association employees and 100% of delegates from other organisations rated the Conference as either excellent or good.



Minister McCausland with NIFHA representatives at Conference 2011

Your feedback tells the story.

### *A timely theme...*

- Theme of the conference was very apt with lots of interesting speakers and debate on the subject.
- The networking opportunities and having all the relevant people in the room to help embrace the 'Time for Change'
- We are at a challenging time now, so more of NIFHA's thoughts
- Very happy with this year's content
- I didn't always like what I heard but it was interesting to hear everyone's opinions.



Kieran Walsh (Open Door) with Jim Wilkinson and Michael Sands DSD

### *What you liked best...*

- It was a good conference, meeting others in housing agenda, networking and learning experiences of others
- Getting a good overview of the issues facing the sector and the thought processes of external bodies as to ways these may be tackled.
- Being brought up to date with all aspects of housing and meeting people with similar interests
- I was a day delegate and found all of the content very good. Found David Orr (NHF) exceptionally good.
- Informative presentations. Strategic view of the future.

### *Room for improvement?...*

- You couldn't. My rating says it all.
- Cannot think of one thing. Conference was excellent. An important event not to miss. Well done to the whole NIFHA team.
- The venue and organisation were excellent.
- I was happy with the conference - I wouldn't have changed anything
- Cannot think of any aspects I would drop or add at this stage. Well done to all involved again.

We'd like to take this opportunity to thank our members, exhibitors and sponsors as well as the speakers and other contributors who made this such a successful event. Your participation is much appreciated as is the £589 which NIHACT received from our collection for the Chair's Charity during the conference dinner.

# Chief Executive Looks Ahead

Northern Ireland's housing associations have a compelling and positive story to tell. We have a record to be proud of in building homes and thriving communities. We're transforming lives, meeting social needs and making a major economic contribution. Housing associations are Northern Ireland's largest and most successful social businesses. Our sector's work with government in building new social and affordable homes is as effective a public-private partnership as you will find anywhere. So although there is always room for improvement, as a whole our movement is strong and fit-for-purpose.

However this strength cannot be taken for granted. The next two years will certainly be among the toughest Northern Ireland's housing associations have ever had to face. Welfare and benefit reforms, the squeeze on capital and revenue funding and the ongoing economic malaise all present immense challenges. The forthcoming housing strategy and reforms to the Northern Ireland Housing Executive will have major implications for the movement's future. Many of the changes ahead will no doubt be difficult, but they can and must be successfully negotiated for the sake of the tens of thousands of people served by our movement.

Housing associations must speak with a strong and united voice if we are to maximise our contribution during such tough and turbulent times. We still have much more in common than that which divides us. NIFHA is committed to providing increasingly strong advocacy and effective support for the whole of the voluntary housing movement. With your help, I am confident that we can achieve that, enhancing your work to transform lives and communities the length and breadth of Northern Ireland.

# Financial Report

## Summary of Financial Information

### Income and Expenditure Account for the Year Ended 31 March 2012

	2012	2011
	£	£
<b>TURNOVER</b>	423,050	427,198
Net operating expenses	<u>(458,635)</u>	<u>(429,629)</u>
<b>OPERATING SURPLUS/(DEFICIT)</b>	(35,585)	(2,431)
Other interest receivable and similar income	-	-
Interest payable and similar charges	(8,109)	(12,146)
Other finance (costs)/ income	<u>(4,000)</u>	<u>(24,000)</u>
<b>(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	(47,694)	(38,577)
Tax on ordinary activities	<u>-</u>	<u>-</u>
<b>(DEFICIT) ON ORDINARY ACTIVITIES AFTER TAXATION</b>	(47,694)	(38,577)
Transfer (to) designated reserve for future major repairs	<u>(2,000)</u>	<u>(2,000)</u>
<b>(DEFICIT) FOR THE YEAR</b>	<u><u>(49,694)</u></u>	<u><u>(40,577)</u></u>

All of the activities of the company are classed as continuing.

## Summary of Financial Information

## Balance Sheet at 31 March 2012

	2012	2011
	£	£
<b>FIXED ASSETS</b>		
Tangible Assets	<u>455,584</u>	<u>458,009</u>
<b>CURRENT ASSETS</b>		
Debtors: due within one year	22,638	16,789
Investments - short term deposits	72,173	67,012
Cash at bank and in hand	<u>4,841</u>	<u>8,035</u>
	99,652	91,836
<b>CREDITORS: DUE WITHIN ONE YEAR</b>	(48,456)	(36,373)
<b>NET CURRENT ASSETS</b>	<u>51,196</u>	<u>55,463</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	506,780	513,472
<b>CREDITORS: DUE AFTER MORE THAN ONE YEAR</b>	(133,855)	(141,853)
	<u>372,925</u>	<u>371,619</u>
<b>PENSION LIABILITY</b>	464,000	197,000
<b>CAPITAL AND RESERVES</b>		
Accumulated fund	(95,075)	172,619
Major repairs reserve	<u>4,000</u>	<u>2,000</u>
	<u>372,925</u>	<u>371,619</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006. In the Council's opinion the Federation is entitled to those exemptions as a small company.

Note: The full accounts are available on request.

Audited by: CRAWFORD SEDGWICK & CO., Chartered Accountants

During 2011-12 NIHACT's income was greater than its expenditure leading to a small surplus of £4,663. This was largely due to the fact that a few of the organisations which had a grant approved experienced unforeseen delays with their project so the work was incomplete at the year end. At 31 March 2012 the Trust fund therefore stood at £159,751.

While not recognised on a balance sheet, the charity fully recognises it is indebted to the volunteer Committee members who freely contribute their time, expertise and enthusiasm. We greatly appreciate both their efforts and the financial contributions of all those who make this important work possible.

#### NIHACT Committee Members

Tom O'Neill (Chairperson)	Tom McCurley
Ray Cashell	Joe McKnight
Lorna Dougherty	John McLean
Ian Elliott (until August 11)	John Patterson
Alan McCay	Derek Rankin

## Extracts from NIHACT's Audited Accounts for 2011-12

### Income and Expenditure Account

<b>Sources of Income</b>	<b>£</b>
Donations received (4 housing associations)	6,700
NIFHA Conference Dinner - Charity Donation	589
Chartered Institute of Housing - Presidential Appeal	1,461
D McCallum	500
Bank Interest	<u>3,224</u>
<b>Total Income</b>	<b><u>12,474</u></b>
<b>Expenditure Grants Issued</b>	<b>£</b>
Energy Fitness	1,117
Esporta Karate Club	540
Donaghadee Youth for Christ	2,880
Kabosh	<u>1,350</u>
<b>Sub-Total</b>	<b>5,887</b>
Donation Issued - NI Kidney Research	250
Bank Interest & Charges	63
Administration Costs	<u>1,611</u>
<b>Total Expenditure</b>	<b><u>7,811</u></b>
<b>(Surplus) for year</b>	<b><u>(4,663)</u></b>
<b>Accumulated Fund at 31 March 2012</b>	<b><u>£159,751</u></b>

# Review of the Year

In 2011-12 the Northern Ireland Housing Associations' Charitable Trust (NIHACT) continued to support a variety of under-resourced but sustainable organisations that improve the quality of life of communities in which housing associations are operating. Whilst the grant sums allocated are relatively small their impact on the recipient organisation is not.

## Applications Granted

NIHACT received 15 applications for grant during 2011-12. Of these eight were turned down as they did not fulfil the Trust's funding criteria, four were approved and three were still under consideration at the year-end. A further application had been carried over from the previous year. The two main awards made by NIHACT in 2011-12 were to Donaghadee Youth for Christ (DYfC) and Kabosh Theatre Company.



Kabosh performs Hostel

The grant to the DYfC project enabled the conversion of an enclosed yard at the rear of the group's Drop In Centre into a multi-purpose outdoor sport and social area. This facility now

provides and safe supervised play space for young teenagers in the fresh air to complement the hi-tech elements available in the centre.

Our award to Kabosh had particular resonance for the housing sector as it supported the production of "Hostel". This short but vivid play explores the experience of young women in a homeless hostel. The work originally appeared at the Belfast Fringe Festival but was later performed as part of Kabosh's social cohesion work. It effectively reveals some of the realities behind homelessness statistics. We were pleased to assist community groups by part funding this perceptive and thought-provoking work.

The final tranches of previously-approved grants to Esporta Karate Club and Energy Fitness were also paid during 2011-12.

## Trust Income

Our movement continues to provide the majority of NIHACT's income and the Trust is extremely grateful to the relevant associations – in particular those that contribute on a regular basis. In 2011-12 four associations donated a total of £6,700 while individuals from the sector gave another £1089. The Trust was also fortunate to have a further £1,461 donated through HACT which had been selected as the recipient of the Chartered Institute of Housing's Presidential Appeal. HACT had generously determined contributions to this appeal should benefit all parts of the United Kingdom. These sums combined with interest of £3,224 from investments brought NIHACT's total income in 2011-12 to £12,474.



**NIHACT**

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CHARITABLE TRUST

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*helping people to live fuller lives*