

Annual Report 2020/2021

BUILDING COMMUNITIES



A Word from the Chair and CEO

Throughout the year within Newington, we strengthened our support networks and partnerships within the local community and provided financial support to several organisations and groups such as the North Belfast Advice Partnership, the Ligoniel Improvement Association, The Society of St Vincent De Paul and the Community Foodbank. Many of our staff also volunteered throughout the year to assist with the communities' response to the pandemic.



Niall Kelly
Chairman



Anthony Kerr
CEO



Sean McKenna
Our Chairman until June 2021

One example of Newington HA developing and delivering local partnerships was recently recognised by the Chartered Institute of Housing (Ireland) as Newington received the 'Working in Partnership' Award for its student bursary scheme, which we deliver in partnership with Newington Credit Union. This bursary enables us to provide financial support to 12 tenants or members of their household who are in higher or further education.

We continued to invest in our local communities through our Community Investment Strategy, working with key partners to increase opportunities for NHA tenants as well as residents in North Belfast. Throughout the year we provided funding to organisations working in mental health, community safety, youth provision, training and employment, community development and social inclusion. We also worked with and supported our local foodbanks, welfare advice providers and charities who continued to provide crisis interventions to those who required it.

Our Board and committees continued to provide leadership and direction to our staff team to ensure the effective delivery of our key strategic objectives. Along with our colleagues on the Board, we are delighted with the work carried out by the Association over the past year and particularly in supporting the most vulnerable through what has been a strange and surreal time for us all.

In November 2019, construction of our new office accommodation began on the site where our old office was located on the Limestone Road. Covid-19 has caused delays in construction of the office, and it is pleasing to report that it is now expected to be completed by November 2021. We would like to thank Groundwork NI for sharing their offices with us during the construction period. It was important to us that this temporary office was still in the heart of the community where we work.

Most of our activities during the recent pandemic underpin the values, culture, and ethos of

Newington. Although Housing Associations operate in an increasingly commercial and complex business environment, as a local housing provider, we believe we are at heart a community organisation and will continue to put our tenants and the residents of North Belfast at the centre of everything we do.

The past year has been unprecedented for all of society and the challenges we faced as an organisation due to Covid-19 did impact on our strategic and operational priorities during 2020/21. Whilst Newington showed tremendous resilience and was able to adapt to a rapidly changing working environment, some services and plans had to be reshaped or completely postponed. These changes to our service were necessary to protect the health, safety and wellbeing of our tenants, staff, contractors and the wider public throughout this very challenging period. We would like to take this opportunity to thank all our tenants and

partners who have worked with us proactively and have been extremely understanding of the challenges we as an organisation have faced over the past year.

Finally, we would like to advise that in June 2021, Sean McKenna stood down as chair and was replaced by Niall Kelly. The Board and staff thank Sean for his significant contribution and leadership over his 4-year period as chair and he will remain as a Board member. He will be ably succeeded by Niall Kelly, who has worked in North Belfast for many years and has been a board member of Newington for over 5 years. Niall is looking forward to continuing and expanding on the good work and service delivery Newington is known for.

Ensuring Value for Money (VFM)



Newington has defined VFM as a way to manage resources to provide quality services, homes and help create safe, sustainable and vibrant communities for people to live and work. VFM is based not only on minimum cost of the services provided but also on the maximum efficiency and effectiveness (outcomes) of the resources employed to deliver the service. We believe VFM is about achieving the right balance between the three ‘E’s’ - **Economy, Efficiency** and **Effectiveness**.



Economy

is the price paid for what goes into providing a service.



Efficiency

is a measure of productivity or how much is gained from what is put in.



Effectiveness

is a measure of the impact achieved and can be both qualitative and quantitative.

VFM is high when there is an optimum balance between all three ‘E’s’; relatively low costs, high productivity and successful outcomes.

Social value within Newington is not limited to the outcomes that flow from housing assets or from the provision of housing services, but by also supporting the local economy and community led organisations, who deliver valuable service and support which undoubtedly enhances communities and people’s lives.

The Association wants to maintain VFM and be transparent about it. We have a clear aim of what we want to achieve, where our principles are and that our homes and services:

- Meet the needs and expectations of tenants and other service users at the right time,
- Are of the right quality and are fit for purpose,
- To generate high levels of satisfaction and enhance our reputation and our track record,
- Ensure services are delivered from suppliers (internal or external) whose prices are competitive, for the quality of service provided.

These principles improve our sustainability, viability and opportunities for the future.

For further information and to view our current VFM Statement, please visit www.newingtonha.co.uk and click on NEWS then PUBLICATIONS.

Our Housing Management, Tenant Participation & Community Engagement Performance Report 2020 - 2021



From the outset of the pandemic, engagement with tenants was mainly via telephone, email or letter. Exceptions to this were tenancy viewings and sign ups and office appointments with tenants for anti-social behaviour or rent arrears.

In response to the outbreak of the Covid-19, all allocations were suspended by us in late March 2020, as it was likely many of our prospective tenants would have been unable to move into their new homes due to lockdown measures and other restrictions in place at the time. Allocations were subsequently resumed by us on 1st June 2020.

During the year **77%** of the Association’s rental income was received directly from Housing Benefit or Universal Credit, which we refer to as technical income.

Arrears actions were carried out remotely for much of 2020/21 with contact by telephone, email, text and letter. Recovery action for relevant debtors including legal proceedings was in line with Department for Communities Covid-19 guidance.

The Association along with Nationwide Building Society match-funded a Welfare Advice post, which commenced in January 2020 for a two-year period. This post proved invaluable during the pandemic both for Newington tenants and residents within the wider North Belfast area.

The impact of the Coronavirus pandemic on rent arrears at the end of the financial year were negligible. Non-technical rent arrears increased from **2.2%** at the end of Quarter 1 to **2.75%** at year end.

On 6th April 2020, the Association applied an uplift of **1.35%** to all de-controlled rents and then in October 2020 applied a **2.7%** uplift to all controlled rents.

During February 2021, the Association undertook an annual review of our rental charges, which resulted in a **0.5%** increase in the majority of our rents from 5th April 2021 (i.e., a **0.5%** increase was applied to all properties which are currently held under a de-controlled tenancy).

NHA Stock Levels/Number of Properties in each reporting year



Housing Stock, Average Rent & Service Charges for 2020/21

The Associations’ stock level reduced from 723 to **722** within this reporting year as we did not acquire any additional new homes and completed the sale of one property under the ‘Right to Buy House Sale Scheme’.

NHA Owned Homes



General Needs (Size of Home)	Total stock owned	Average Weekly Rent & Service Charge (combined)
One bedroom	43	£69.36
Two bedrooms	213	£96.79
Three bedrooms	263	£105.84
Four bedrooms	96	£103.80
Five bedrooms	17	£105.30
Totals	632	

Sheltered Housing (Size of Home)	Total stock owned	Average Weekly Rent & Service Charge (combined)
One bedroom	7	£49.41
Two bedrooms	6	£49.41
Totals	13	

Supported Housing (Size of Home)	Total stock owned	Average weekly Rent & Service Charge (combined)
One bedroom	65	£87.06
Two bedrooms	12	£93.32
Totals	77	



Allocations & Lettings 2020/2021

The Association completed the following lettings from **1st April 2020 – 31st March 2021**:



The Association also processed **5** Direct Exchanges, **2** Succession of Tenancy and **20** temporary allocations (i.e., Mater Dei Hostel) within the reporting period.

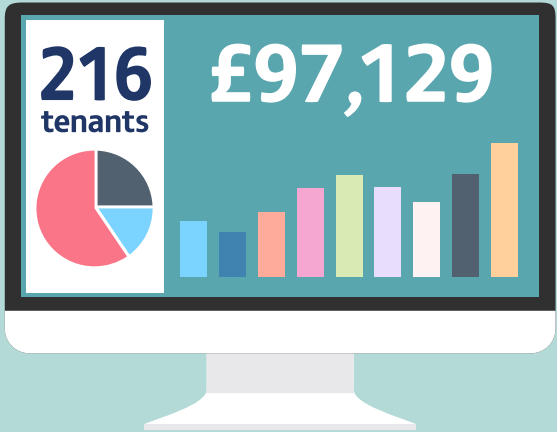
Breakdown of General Needs & Sheltered Lettings in 2020/21:



Arrears Performance 2020/2021

Breakdown of Current Non-Technical Arrears at the end of March 2021

There were **216** current tenants in arrears with the Association at the end of March 2021, who between them owed the Association a total of **£97,129**.



No. of Tenants in Arrears	Level of Arrears due from Tenants	Total Amount Due from Tenants
106	Owing up to £199	£7,065
58	Owing between £200 - £499	£19,015
52	Owing £500 and over	£71,049
216		£97,129

Non-Technical Arrears as a % of Total Income Receivable	DfC Target	NHA Target	Performance
Current & Former	<5%	<5%	2.75%
Rent Collection	>98%	>98%	99%
Rent loss due to void properties	<4%	<4%	0.73%

The Association had Current and Past Tenant arrears totalling **£265, 591** at the end of the reporting year. Below is a breakdown of all technical and non-technical arrears due.

Type	Non-Technical	Technical	Total
Current	£97,129	£153,244	£250,373
Past	£15,217	£00.00	£15,217
Total	£112,346	£153,244	£265,591



Rent Collection & Performance 2020/21



Key Performance Indicators

Rent and other charges to be collected (Income Receivable) during 2020/21	£4,099,024	
Rent and other charges collected during 2020/21	£4,057,650	
Percentage of Income collected during 2020/21	99%	
Total Technical Income Receivable in 2020/21	£3,152,204	77% of Rent and other charges collected during 2020/21
Total Non-Technical Income Receivable	£946,820	23% of Rent and other charges collected during 2020/21
Total Non-Technical Income collected	£909,691	

Write Off

During the reporting period, the Association wrote off bad debts totalling **£6,975**. These write offs relate to past tenant debt that was no longer likely to be recovered by the Association.

Evaluation of our Service Delivery Performance

One of the Association Business Plan Objectives for 2020/21 was to carry out a full Tenant Satisfaction Survey with all Association tenants. This was delayed due to the Covid-19 Pandemic and will now be carried out during the 2021/2022 reporting period.

An illustration of two people, a woman and a man, wearing headsets and looking at each other. There are speech bubbles above them, one red and one green.

Complaints in respect of the services we deliver

The Association **did not receive any complaints** regarding our service delivery within the reporting year.

The Association received **52 reports of Anti-social Behaviour** within the reporting period. The majority of reports received within the year were actioned by the Association, however 11 were still active and under investigation at 31st March 2021.



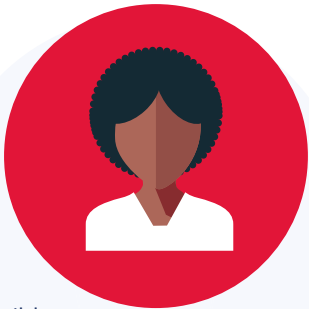
at quarterly Housing & Communities Committee Meetings. Within the reporting period, the Association distributed total funding of **£26,800** to a range of local groups and organisations to deliver projects and services locally.

In June 2020, the Association launched its new Tenant Participation & Community Involvement Strategy 2020-2023. Prior to its launch, the Association undertook an extensive process of consultation with residents on our Tenant Forum, political representatives, and community partners. Our new Strategy is complimented by a three-year Action Plan for 2020 – 2023, which sets key strategic objectives that are aligned to the Association's current three-year Corporate Plan's objectives. Within the new Action Plan, there are targeted delivery timeframes and performance outcome measures built in to ensure effective and meaningful participation and the efficient delivery of practices.

An annual Action Plan was developed, which aligned it to the Association's annual Business Plan.

Bespoke work with the Association's Tenants' Forum was impacted because of the pandemic; however, where possible we continued to work with residents and local organisations through digital platforms, sharing information on our website and directly emailing Tenant Forum members.

Throughout the year, Newington continued to seek out opportunities to ensure tenants remain at the heart of our decision-making process, and to build upon existing good practices. In delivering this, Newington Housing Association ensures compliance with regulatory requirements.



Social Value, Tenant Participation, Community Engagement & Investment

During the early part of 2020 -2021, Newington's main focus was to respond quickly and effectively to the outbreak of the Covid-19 Pandemic and identify how we could best assist our tenants, key partners, the local Community & Voluntary sector and the communities we serve during an extremely difficult and challenging time for many.

Our Community Engagement Officer, Head of Housing & Communities and other key staff within our departments continued to keep regular contact with the organisation's residents and particularly our Tenant Forum members, who were provided with regular updates on key decisions on funding and service delivery.

During the first lockdown, weekly welfare calls were carried out with **190** of our older/more vulnerable tenants. Advice and assistance was provided about home deliveries services by local shops, pharmacies and where necessary food bank and welfare advice referrals were made.

Face-to-face community meetings ceased, however, Association staff continued to be actively involved

in community meetings, most of which were held digitally throughout the year. This helped to ensure tenancies were sustained by working with the range of voluntary and statutory providers within the local areas in which we work.

The appointment of a new independent Welfare Advice Officer in January 2020, who is match funded by Newington HA and Nationwide Building Society was vital during the pandemic in supporting those most in need of guidance and support. The role is delivered in partnership with North Belfast Advice Partnership (NBAP) and was key in supporting our tenants and other service users within North Belfast throughout the year. The new Welfare Advice Officer provided support to **372** clients and generated income in excess of **£1 million**: as well as playing a pivotal role in the upscaling of the NBAP's local foodbank, provision of hot meals to local people and other local community support initiatives.

Newington continued to invest and support local communities via direct requests for funding received from local organisations and these were approved



Main highlights during 2020 - 2021



» In early **April 2020**, the Association began Good Morning Newington calls with over **190** of our households aged 60+, offering advice, support, signposting or just a friendly voice and listening ear. These calls were designed to offer those most vulnerable reassurance that Association staff were there and available whenever required. These calls took place until June 2020 and many of those contacted were extremely welcoming and appreciative of the calls.



» Residents at Camberwell Court took part in The Virtual Big Lunch NI event in **June 2020**. NHA staff prepared lunch for elderly residents and delivered it to their homes.



» During the summer months, NHA staff worked with residents to re-establish Camberwell Golden Club.



» In **September**, the Association awarded student bursaries amounting to **£2,400** to six members of NHA households.



» Throughout Autumn 2020, NHA staff worked closely with residents to establish a new local Residents' Group.



» NHA Board awarded **£10,250** to NBAP and SVP to support vulnerable households throughout Belfast during the run up to Christmas. They also approved and distributed financial support totalling **£6,400** to support internal and external initiatives as well as approving funding of **£7,000** to deliver our Camberwell Court Grow NI project during 2021. The Board also approved funding of **£3,000** to sustain a local benefit advisory services at Tar Isteach, one of several local advice centres who form the North Belfast Advice Partnership (NBAP).



» Between **April and June 2020**, several NHA staff volunteered daily to help with the North Belfast Advice Partnership's Food Bank, which was based at Holy Cross Boys' School in Ardoyne. NHA staff helped put together and deliver essential food hampers as well as helping with the collection of essential supplies from wholesalers, for distribution throughout North Belfast and beyond.



» In **May 2020**, as Council waste management facilities/recycling centres had been closed to the public, the Association organised the delivery of seven skips to various location throughout lower North Belfast, to help elevate the build-up of household waste in areas where the majority of our homes are located.



» NHA staff provided over **90** volunteering hours to NBAP at their Christmas Hamper & Toy Appeal distribution centre at the SSE Arena, Belfast. NHA had representation daily at the centre and staff attended during evenings and weekends.



» The Association acquired external funding of more than **£11k** to deliver a Digital Inclusion Project for elderly residents and to enhance communal facilities at our Camberwell Court Sheltered Scheme.



» NHA staff distributed three course Christmas Lunches to **70** sheltered housing residents in **December 2020**, which was funded by NHA.



» Finally, in **February 2021**, the Association were delighted to win the Chartered Institute of Housing's 'Working in Partnership Award' for our 'Annual Student Bursary Awards Scheme' which we deliver in partnership with Newington Credit Union.

Staff attended
48
community meetings



The Association attended **48** community meetings out of a possible **57** meetings during 2020/2021.

Our Grow NI Project at Camberwell Court

Newington continues to fund our partner Grow NI to ensure the successful delivery of our community gardening project at our Sheltered Scheme, Camberwell Court.

This project encourages social interaction, improves resident's mental health and well-being and helps them to develop new skills, through involvement in gardening, cooking, etc. This project has been developed to ensure that our residents have access to this and a range of other activities delivered onsite.

Our active involvement with the Upper & Lower North Belfast Family Support Hubs

Via our membership with both the Upper & Lower North Belfast Family Support Hubs, we provide a referral service for tenants and families with children and/ or tenants with disabilities or who require additional support and access to various specialised groups and activities. These may be in areas such as accessing Autism support groups, parent and child support groups, whilst their child is awaiting diagnosis for an ASD, etc.

Property Services & Development Performance Report 2020 - 2021



Repairs and Maintenance

During the year the number of homes in management decreased from **723** by one to **722**. The Association continued our role out of programmed major repairs and improvements to our homes and the total expenditure capitalised in the financial year was **£164,537**. The level of expenditure of this nature will fluctuate from year-to-year dependent on the age and condition of our homes.

Our jointly procured Planned and Cyclical Maintenance Contractor Framework became operational on the 1st April 2017. This framework when coupled with a jointly procured Measured Term Contract (MTC) for reactive maintenance in 2016 ensures that contractors employed are the most efficient in terms of the balance between competitive pricing and quality of service.

The procurement of a new MTC contract for reactive maintenance is now underway, in partnership with Apex HA.

Our approach to how we maintain our assets and tenants' homes is set out in our Asset Management Strategy (AMS) developed in 2017.

The AMS emphasises the need to achieve Value for Money by identifying planned maintenance programmes therefore improving the quality of homes, increasing tenant satisfaction and reducing the cost of reactive repairs.

The Association expects to maintain its level of operations and performance in 2021/22 and planned major repair works within the year are anticipated to be in the region of **£470K**.

Response Maintenance Performance

In total, the Association raised **2,824** emergency, urgent & routine response maintenance repair request orders between 1st April 2020 and 31st March 2021, a breakdown of which is detailed below.

Type	Jobs Raised	% Jobs completed on time	Performance (%)
ICO (to be completed within 4 hours)	807	802	99.4
Emergency	824	820	99.5
Urgent	613	605	98.9
Routine	580	570	98.3
Total Jobs Raised	2,824	2,797	99.00

The Association also raised **62** repair orders relating to Change of Tenancy works, of which **60** of these were completed on time (i.e., a 96.77% completion rate).



The Association had 10 no. void properties on the 31st of March 2021.

Three of these properties were undergoing Change of Tenancy works, a further **three** properties were in the process of receiving major thermal improvement works and the remaining **four** properties located at 214 Limestone Road were being held for either full refurbishment of the existing building or the demolition and construction of a new development on the site.

Re-letting of NHA Properties in 2020/2021

Total Relets	25
Average Re-let times (General Needs)	60
Average Re-let times (Sheltered)	57
Average Re-let times (Combined)	59
Total Void Loss	£30,064



Repairs Inspection Performance

Due to outbreak of Covid-19 and restrictions placed on us with regards to accessing our tenants homes, this impacted on us completing the amount of pre and post repairs inspections we would usually complete each year.

	Total Post Inspections	% of all jobs raised
No. of Repair Requests Post Inspected	419	14.52



Disabled Adaptations

The Association completed **5** disabled adaptations within 2020/2021 at a cost of **£4,646.87**.

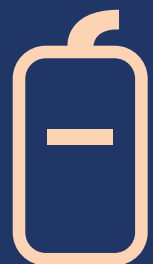
Our Planned Maintenance Programme for 2020/2021

As a result of the outbreak of Covid-19, the Association was unable to complete some of our planned and cyclical works that were programmed to be completed during 2020 -2021. The works that were undertaken and completed by us ensured we continued to improve the standard of our homes. The below information outlines what works were undertaken by us during 2020 – 2021:



The upgrading/ replacement of existing fire alarm panels at our Camberwell Court, Lisieux House and Richmond Lodge sheltered schemes

External painting of
153
of our general needs properties



Our annual Gas Boiler Servicing programme



Our planned cycle of NICEIC's Electric Inspections



Replacement of Richmond Lodge Door Entry System

In total, the Association spent over **£372k** on Planned and Cyclical works during 2020/2021, as well as a further **£347k** on response maintenance.

Our Planned & Cyclical Maintenance Programme for 2021/2022

The Association has commenced the rollout our Planned & Cyclical Maintenance programmes for the year ahead. Some of the works that were not undertaken by us in 2020/2021 due to the outbreak of pandemic will now be completed during this financial year.

Via our Stock Investment and Asset Management Strategies, we are committed to investing a further **£472k** on planned and cyclical maintenance works to our homes during 2021/2022 on the following projects:



Upgrade of Lisieux House flat roofs and eaves



Replacement of existing windows and rear doors at

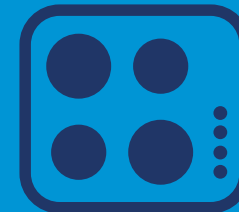
6 of our general needs properties



Upgrade of existing CCTV systems at Camberwell Court, Lisieux House, Richmond Lodge and our Delaware Building



Installation of a new CCTV system at 232 Limestone Road, 124 and 126 Antrim Road



Servicing of our Mechanical Ventilation Heating Retention systems fitted within some of our homes



Install a new door entry system at Lisieux House

Installation of

52 new kitchens within our homes



Internal redecoration and replacement of flooring within Lisieux House and 232 Limestone Road



Upgrade existing CCTV systems at Mater Dei Hostel and complete other major planned works



Complete external works to two properties at Meadow Place & Fortfield Place to compliment the recent interface re-imaging work carried out by the Department of Justice



Replacement of **5** existing gas boilers that are due for renewal



Carry out further planned NICEIC's Electric Inspections



Carryout our annual Gas Boiler servicing programme for existing boiler within all our homes

We will of course keep all tenants up to date as these works progress over the coming months ahead.

Our development activities during 2020/2021

At the time of the Coronavirus pandemic restrictions, the Association only had one development site active. This property was nearing completion at the year end and was allocated in April 2021.

A dedicated staff member at officer level was appointed in April 2020 to assist with the Association's development function.

Our Future Development Plans

Looking ahead, the Association, in partnership with Apex Housing Association, are continuing to explore the potential delivery of 27 new homes in Ligoniel, North Belfast. As part of the project, we also intend to construct a much-needed community facility, which can accommodate the expansion of a current service provider or a future service provider, seeking to establish themselves locally.

We continue to work in partnership with Cliftonville Community Regeneration Forum (CCRF) to identify unoccupied or derelict properties within the Cliftonville area of North Belfast. We aim to invest in these properties and bring them back into use, which will result in additional new homes and the revitalisation of the local community in general.

Through our Group Structure Agreement with Apex Housing, we are continuing to identify and potentially develop other sites located throughout North Belfast.



Full Board Meetings Attendance & Performance during 2020 - 2021

Name of Board Member/Position	No. of Full Board Meetings that required attendance
Mr Sean McKenna (Chair)	4 out of a possible 4
Mr Niall Kelly (Vice Chair)	4 out of a possible 4
Mrs Rosaleen Bradley (Treasurer)	3 out of a possible 4
Mr Chris McCarroll	3 out of a possible 3
Mrs Carmel Maginness	4 out of a possible 4
Mr Peter Privilege	2 out of a possible 4
Mr George Walsh	2 out of a possible 4
Mr Larry Mooney	2 out of a possible 4
Ms Sarah Walsh	3 out of a possible 4
Ms Bernadette Hassan	2 out of a possible 4
Mrs Laura Privilege	4 out of a possible 4
Mr Philip O'Flaherty	4 out of a possible 4
Mr Michael Bright	1 out of a possible 2

BOARD EXPENSES IN 2019/2020

Newington's Board of Management members did not claim any expenses during the reporting period.

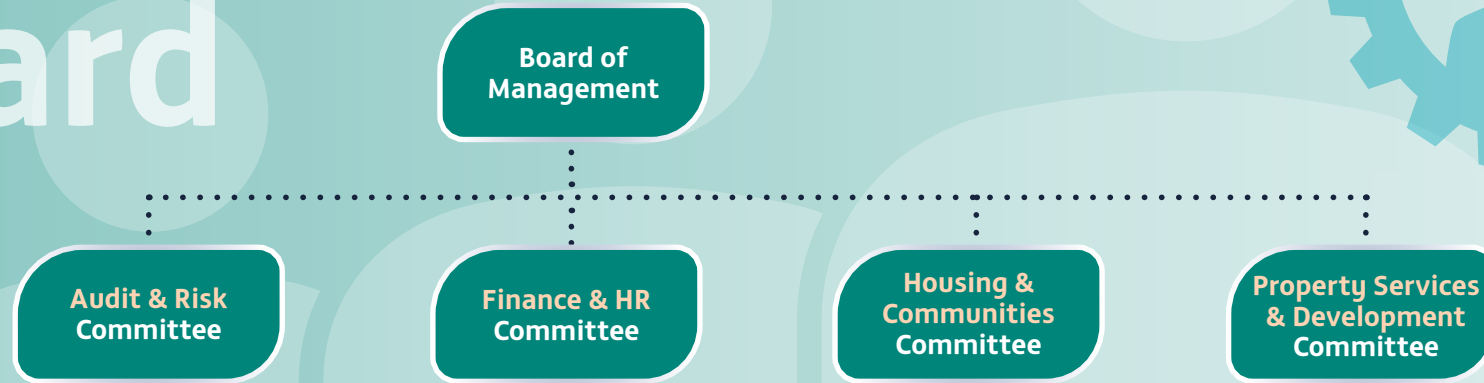


Our Current Committees and Members

- Audit & Risk Committee Members**
Philip O'Flaherty (Chair), Peter Privilege, George Walsh & Bernadette Hassan.
- Finance & Human Resources Members**
Rosaleen Bradley (Chair), Larry Mooney, Niall Kelly & Chris McCarroll.
- Development & Property Services Committee Members**
Chris McCarroll (Chair), Carmel McGuinness, Sean McKenna & Mrs Laura Privilege.
- Housing & Communities Committee Members**
Sean McKenna (Chair), Peter Privilege, Philip O'Flaherty & Sara Walsh.

NHA Organisational Chart and current staffing structure

Board

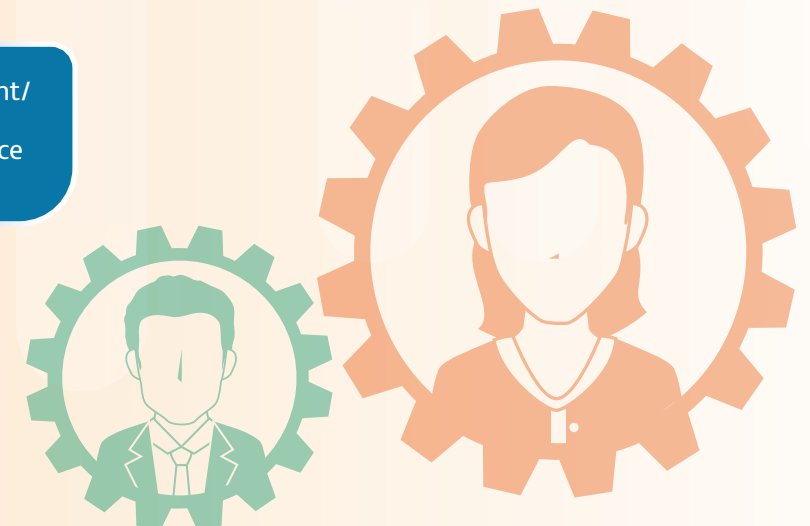
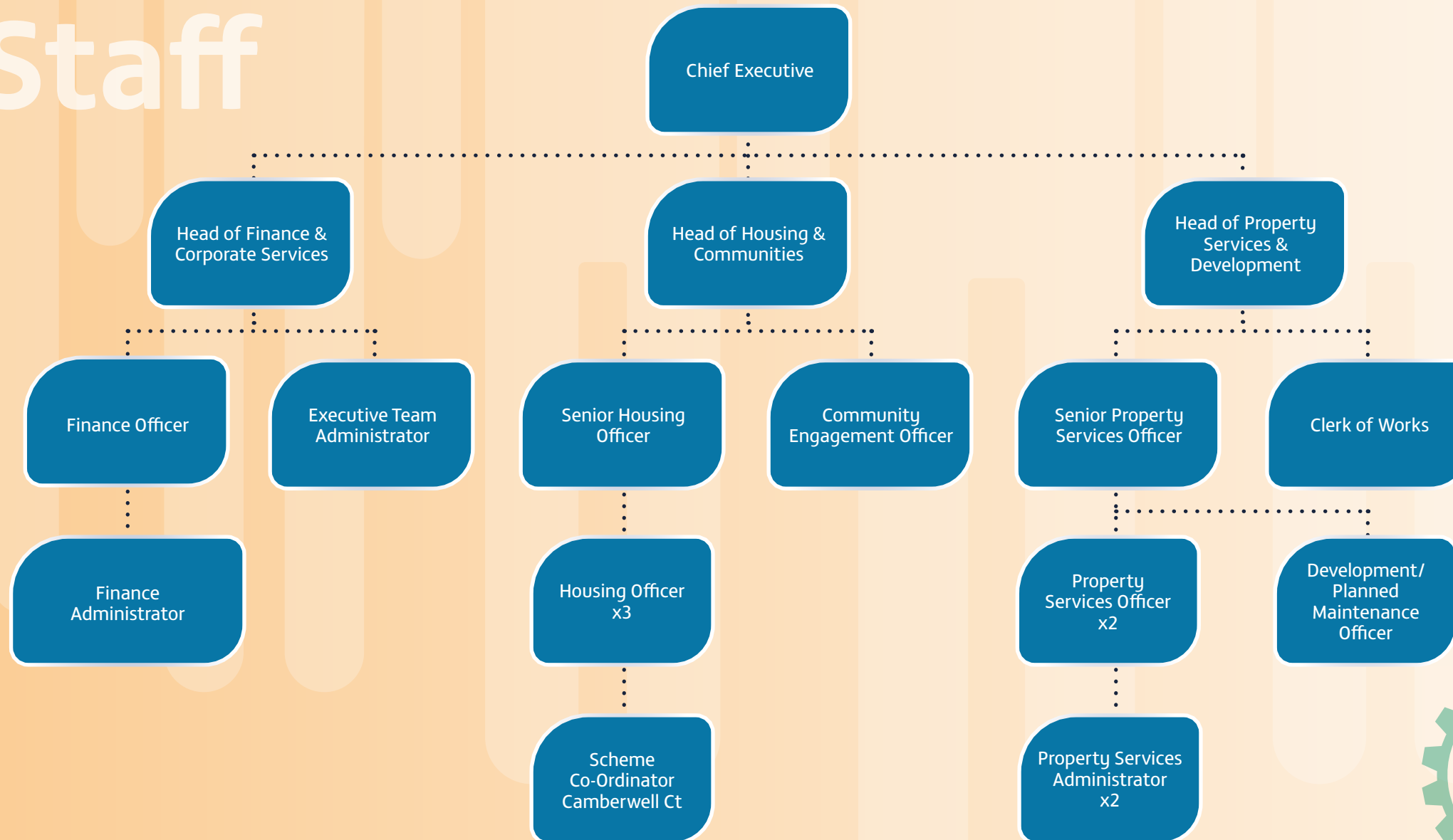


Our Board of Management members during 2020/2021

In total, the Association had **14** different Board members during 2020/2021. They were as follows:

- Mr Sean McKenna** *(Chair)*
- Mr Niall Kelly** *(Vice Chair)*
- Mrs Rosaleen Bradley** *(Treasurer)*
- Mr Chris McCarroll** *(newly appointed in 22/06/2020)*
- Mrs Carmel Maginness**
- Mr Peter Privilege** *(MBE)*
- Mr George Walsh** *(MBE)*
- Mr Larry Mooney**
- Ms Sarah Walsh**
- Ms Bernadette Hassan**
- Mrs Laura Privilege**
- Mr Philip O'Flaherty**
- Miss Louise Harvey** *(stepped down on 21/04/2020)*
- Mr Michael Bright** *(stepped down on 11/11/2020)*

Staff



Statement of Comprehensive Income for the year ended 31st March 2021

	Note	2021 £	2020 £
Turnover	5	4,756,916	4,812,967
Operating costs	6	(3,407,677)	(3,493,171)
Operating Surplus	7	1,349,239	1,319,796
Surplus arising from sale of housing property		109,636	64,453
Transfer to Disposal Proceeds Fund	18	(109,636)	(64,453)
Interest receivable and similar income	10	3,215	3,288
Interest payable and similar charges	11	(453,713)	(536,735)
Other finance costs		(20,000)	(17,000)
Surplus on ordinary activities		878,741	769,349
Actuarial (loss)/gain in respect of pension schemes	25	(284,000)	(66,000)
Total comprehensive income		594,741	703,349

All amounts above relate to continuing operations of the Association.

Statement of changes in reserves for the year ended 31 March 2021

	Note	2021 £	2020 £
Surplus on ordinary activities for the financial year		878,741	769,349
Movement in share capital	20	-	5
Actuarial gain in respect of pension schemes	25	(284,000)	(66,000)
Net addition to capital and reserves		594,741	703,354
Opening total capital and reserves		12,347,455	11,644,101
Closing total capital and reserves		12,942,196	12,347,455

Newington Housing Association (1975) Limited Statement of financial position as at 31st March 2021

	Note	2021 £	2020 £
Fixed assets			
Housing properties	12	66,774,025	67,118,145
Other tangible fixed assets	13	781,330	353,652
Investments	14	-	1
		67,555,355	67,471,798
Current assets			
Debtors	15	202,016	197,556
Cash in bank and in hand		2,386,328	1,414,978
		2,588,344	1,612,534
Creditors: amounts falling due within one year	16	(1,772,232)	(1,364,632)
Net current assets /(liabilities)		816,112	247,902
Total assets less current liabilities		68,371,467	67,719,700
Creditors: amounts falling due after more than one year	17	(54,100,271)	(54,459,245)
Pension liability	25	(1,329,000)	(913,000)
Net assets		12,942,196	12,347,455
Capital and reserves			
Called up share capital	20	85	85
Capital reserve	21	125	125
Revenue reserve		12,941,986	12,347,245
Total funds		12,942,196	12,347,455

NHA's Annual Audited Accounts, which includes the above financial statements, were approved by the Board of Management on 21 June 2021 and were signed on our behalf by:

Mr S McKenna - Chairman
Mr A Kerr - Secretary
Mrs R Bradley - Treasurer



Newington Housing Association (1975) Ltd.
300 Limestone Road
Belfast
BT15 3AR

Phone: 02890 744 055
Email: admin@newingtonha.co.uk

Opening Hours: 9:00 am – 5:00 pm on weekdays
(Closed at weekends and on Public Holidays)

Out of Hours Emergency Number:
0800 731 3081

Newington Housing Association (1975) Limited is registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 and is a Registered Housing Association.

Newington Housing Association (1975) Limited is a registered charity (**Charity No. IP158**).

Newington Housing Association (1975) Limited is registered with the Charity Commission for Northern Ireland (**Registration No. NIC102477**).

Newington Housing Association (1975) Limited is registered with the ICO (**Registration. No. Z7623596**)