

North & East Housing Association



Annual Report 2016

Chairman's Report



Pat Lennon, *Chairperson*

As is apparent from the following Annual Report it has been another productive year for North & East Housing Association. When I reflect on the Association's growth during the period I have had the privilege to be Chair I am pleased by the progress achieved by the staff and board of North & East.

I will be finishing my term as Chair of the organisation this year and when I review our progress in the past year I believe we have sound foundations in place and can look forward to continued growth and the

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North & East lost two of its founding members during 2016. Adrienne Smith, whose idea gave birth to North & East, and Tony Gilmore, Chair for 20 years, a tireless worker for the interests of North & East who sadly passed away in 2016. The Board will miss their talents and commitment.

We will continue to provide homes and help to build communities always remembering that we value people above all, our tenants, staff and Board members.

As is clear from this report, our achievements this year have been significant. The launch of our Strategic Plan will guide our efforts during the coming years to 2020. It was also strategically important for the future growth of North & East to achieve Certified Body Status from the Housing Finance agency giving us the ability to source finances on favourable terms to fund future developments. This funding we have put to good use in helping the acquisition of 52 new homes in 2016 and will fund our target of 700 homes by 2020. The CEO Vincent and his team have continued to make the organisation fit for purpose and in this regard have in the past year upgraded our website, began the reorganisation and upgrade of our IT system and moved the organisations offices to a new home. They are to be congratulated for their efforts.

North & East remains committed to its mission, vision and values. We will continue to provide homes and help to build communities always remembering that we value people above all, our tenants, staff and Board members.

I thank and congratulate the CEO, staff and Board members for their continuing commitment to North & East Housing Association.

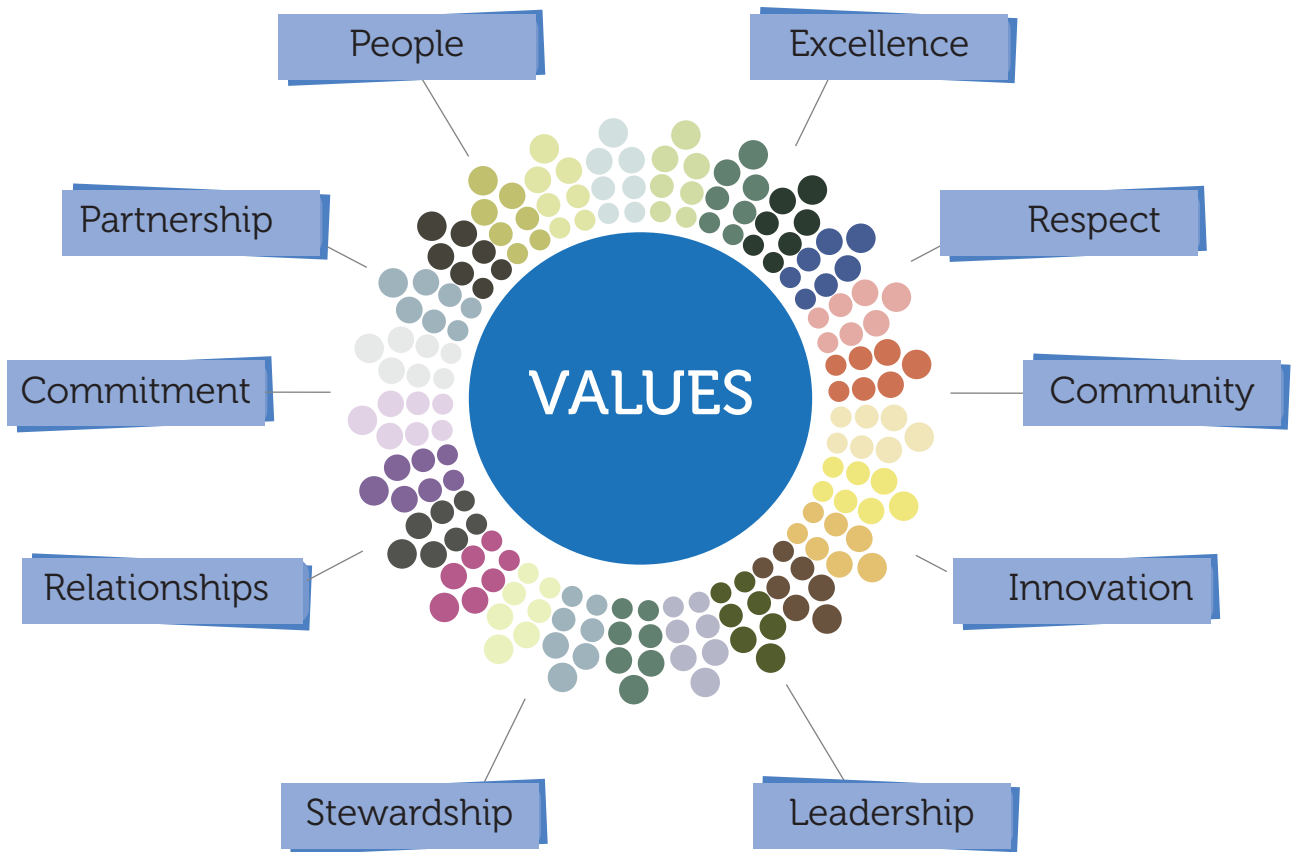
Mission, Vision and Values



To provide quality homes and support communities.



Everyone is entitled to a quality home within the community.
North & East will lead the way in providing quality homes and supporting communities.



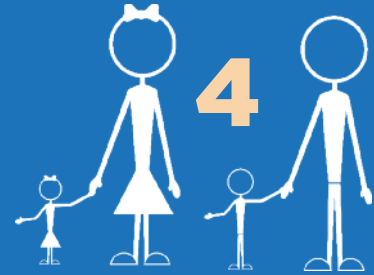
Our Work in Figures

1,155,139



Total amount of rent collected.

52 New homes



Families assisted via Mortgage to Rent Scheme.

376

Requested repairs carried out on our homes.



Units leased from NAMA.

10



Number of Voids/Re-lets.

€328,764



Invested in keeping our homes in excellent condition.

Energy Saving Upgrades

€363,000

North & East.

€192,000

SEAI Grant.



Community events held.



Tenants availed of our Education Bursary.



34

Training events undertaken by Staff or Board.

100%

Emergency repairs carried out on time.



Timeline 2016

January
to
March:

Launch of North & East Strategic Plan 2016-2020.
Stock Condition survey of our homes completed.
Awarded Certified Body status by the Housing Finance agency.

April
to
June:

Public Sector Magazine Award "Excellence in Business Awards 2016:
Leinster Regional Award Housing Services.
Full review and upgrade of IT systems including new
Housing Management System.
North & East move to new offices in Blanchardstown Corporate Park.

July
to
September:

New website www.northandeast.ie launched.
55 homes in Dundalk, Killelland & Ashbourne upgraded under
the SEAI Better energies Community scheme.
Planning permission obtained for the development of the
Fire Station site in Drogheda, Co. Louth.

October
to
December:

Launch of 18 Homes in Ardmore, Bettystown, Co. Meath.
North & East reaches 400 homes in Management.
30 new homes in Rush, Co. Dublin.



Income Statement FOR THE YEAR ENDED 31 DECEMBER 2016

	2016 €	2016 €
Turnover	1,766,248	1,508,797
Administrative expenses	(1,878,29)	(1,211,760)
(Deficit)/Surplus on ordinary activities before interest	(112,031)	297,037
Interest receivable and similar income	1,934	12,227
Interest payable and similar expenses	(184,674)	(155,707)
(Deficit)/Surplus for the year	(294,771)	153,557

Balance Sheet FOR THE YEAR ENDED 31 DECEMBER 2016

	2016 €	2015 €
Fixed assets		
Tangible Fixed Assets	18,315,432	18,097,835
	18,315,432	18,097,835
Current assets		
Debtors: amounts falling due within one year	156,899	169,638
Cash at bank and in hand	1,805,199	2,022,603
	1,962,098	2,192,241
Creditors: amounts falling due within one year	(1,050,287)	(912,791)
Net current assets	911,811	1,279,450
Total assets less current liabilities	19,227,243	19,377,285
Creditors: amounts falling due after more than one year	(17,254,990)	(17,110,261)
Net assets	1,972,253	2,267,024
Capital and reserves		
Income and expenditure reserve	1,972,253	2,267,024
Shareholders' funds	1,972,253	2,267,024

Governance

North & East Housing Association is governed by a Board of Directors, whose principal responsibilities include strategic direction, financial and risk management as well as monitoring performance and good governance. The Board of Directors are volunteers and are paid no fees or other earnings by North & East.

The Board conducts an annual review of the skills required and new trustees are chosen to ensure that the Board has an appropriate balance of experience and skills relevant to the operations of North & East.

There are four Board sub-committees, Risk Governance & Audit, Development, Finance and HR each of which reports back to the full Board. Details of Committee membership are found on our website www.northandeast.ie

The current Board comprises Pat Lennon (Chair), Barry Magee (Secretary), John Cunniffe, Ann Wilson, Barney O'Neill, and Alan Ring

The Board delegates the day-to-day operation of the organisation to the CEO, Vincent Keenan and a small team of dedicated staff.

North & East Housing Association is a company limited by guarantee CHY number 197791.

Registered Charity number 20029074.

Approved Housing Body Status from the Dept. Housing, Planning and Local Government.

Granted Certified Body Status by the Housing Finance Agency in 2016.

Compliant with the The Voluntary Regulation Code for Approved Housing Bodies and The Governance Code for the Community, Voluntary and Charitable Sector in Ireland.

Member of Irish Council for Social Housing and The Wheel.



Registered Office

287, Block G,
Blanchardstown Corporate Park 2,
D15 P229, Dublin 15.

Solicitors

James A. Connolly & Company,
Solicitors,
13 St. Andrew Street,
Dublin 2.

Principal Bankers

Allied Irish Banks,
PLC 1,
Lower Baggot Street,
Dublin 2.

Bank of Ireland,
Lower Baggot Street,
Dublin 2.

Ulster Bank,
Blackrock,
Co. Dublin.

Independent Auditors

Crowe Horwath Bastow Charleton,
Chartered Accountants &
Statutory Audit Firm,
Marine House,
Clanwilliam Court,
Dublin 2.



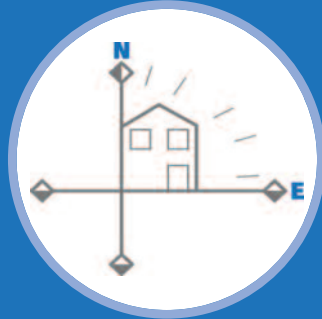
Excellence in Business Awards 2016

North & East Housing Association
Leinster Regional Award
Housing Services



Our Partners





North & East Housing Association CLG

287 Block G,
Blanchardstown Corporate Park 2,
Dublin 15, P229.

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Email: info@neha.ie

www.northandeast.ie