



Building Rural Communities

rural
housing
association

ANNUAL REPORT AND
FINANCIAL ACCOUNTS 2022/23

“

Our Annual Report provides an overview of our work showcasing some of our achievements through the past year. We present this Annual Report together with our audited financial statements for 2022/23.

Contents

4	Introduction - Chair and Chief Executive Report
6	Rural Housing at a Glance
8	Property Management Update
10	Update on New Developments 2022/23
12	Housing Update 2022/23
14	Customer Engagement and Communication
18	Summary of SMART Targets
19	Finance Report
20	Financial Statements
24	Board Attendance Details
25	Association Information

Rural's mission is to continue to provide good quality affordable homes in rural areas and to support this, the Association remains committed to delivering value for money for its customers through the provision of high-quality services in an efficient and effective manner.

If you, or someone you know would like this Annual Report in large print, in Braille or translated into another language please contact Stephen Fisher on 028 8224 6118 or email info@ruralhousing.co.uk

1

Introduction - Chair and Chief Executive Report



John Waddell, Chair
Stephen Fisher, Chief Executive

WELCOME TO OUR ANNUAL
REPORT FOR 2022/23

Just last year, we marked the 30th anniversary of the Association and reflected on the Association's achievements over the years and its future plans. Our events showcased how the Association has played a key role in the provision of social housing and services in rural areas over this period of time.

Much has changed for the Association, its staff, and tenants over the last number of years and our Corporate Strategy, which was agreed in 2021, has helped pave our plans for the organisation going forward. As part of our strategic review in 2021, a full organisational review was carried out during 2022. That has brought about two new Committees under the Board, the Finance and General Purposes Committee and the Housing Services Committee. Both Committees have complemented the main Board, ensuring a strong oversight of both Finance and Housing related activities thus providing further assurance in all aspects of the operations of the Association.

Further to these changes the organisation staffing structure was also fully reviewed by an external consultant. This review was designed to ensure the Association's operational setup was fit for purpose for the coming years with an expected development programme of over 300 new homes. As a result of the review, four new departmental Directors have been put in place with Housing and the Technical departments seeing new posts created for middle managers, and the Business Development Department getting a new full time administrative post. These changes were all complete before March 2023 and we hope will provide the Association with

the manpower and experience to develop, manage and maintain a high volume of new homes over the next few years.

A big thank you to all the staff who cooperated with the reorganisation and made it a seamless process and many congratulations to those who have seen a promotion within the organisation.

Our staff numbers now stand at 23. In April 2022 we were sorry to lose Fergal McKenna from our housing department. Fergal has been replaced by Ashling Fuller in May 2022, whose unique experience in housing will provide further expertise to the department. We were also lucky to welcome Ailish Armstrong to our housing department. Ailish comes with a wealth of experience from the NIHE and we wish her well in her new role.

The Association's activities are overseen by our Board of Management which is made up of voluntary members. The Board who meets quarterly works to ensure effective management of the Association and fulfilment of our mission 'to enable people to thrive through the provision of high quality, affordable homes'. Both Ciaran McKenna (Past Chair) and Neville Armstrong (Past Chair) retired from the Board in 2022 and we were all sorry to see them step down after nine years of their expertise on the Board and Committees.

The financial statements reflect the financial performance and financial position of Rural Housing Association for the year ended 31 March 2023. I am pleased to report a strong financial position with continued growth and turnover now just under £4 million and a surplus for the year of £293,743, taking our total comprehensive income to over £1.2 million. The Association maintained its level of properties of 548 at the year end, bringing on 6 new units and selling 6 units through the House Sale Scheme. There are approximately 10 House Sales currently in the scheme, however with a very healthy development programme (and the end of the House Sales Scheme in August 2022) we hope to see unprecedented increases in the numbers of our homes over the next 3 years and beyond. With excellent financial controls in place, we will see our balance sheet continue to improve.

The last financial year has been challenging for us all with Covid, Brexit and the war in Ukraine continuing to create pressures to our business, suppliers, and funders. A tougher economic climate, high inflation and business practises have converged into a business landscape which will continue to put

significant pressure on cashflows and budgets over the next year as well.

Our hybrid model of working for staff is now embedded in the organisation and we will need to carefully measure our performance to ensure customer service and internal processes continue to be of the highest standard.

One of our most important priorities is to continually review our approach to tenant engagement and to ensure all our tenants have an active role in the decisions that affect them. To this end, we continue to promote engagement and look forward to working with tenants across our schemes in Northern Ireland. Included in this report are some examples of the work we have undertaken with our tenants and their local communities in the past year. We are also very mindful of the cost-of-living crisis and the increasing food and energy prices and we are fully committed to helping our tenants manage their way through these difficult times. We are pleased to report that the hardship fund and other initiatives set up by the Association at the end of last year has provided much needed respite for some of those who needed extra support.

Every year we are subject to controls and checks. Our internal auditors provide assurance to the board and this year again all audits were passed with high grades. Our Departmental Sponsors, the Department for Communities (DfC) also graded us at the highest level (Grade 1), while our external auditors continue to provide assurance to the board on our financial and governance controls.

We also thank the many stakeholders without whom none of this would be possible. Our banks, Danske bank and AIB, our many consultants and external advisors, our response maintenance contractors, NICOR, all our design teams and development contractors who continue to provide us with the quality and workmanship that reflects highly on Rural Housing Association's ethos.

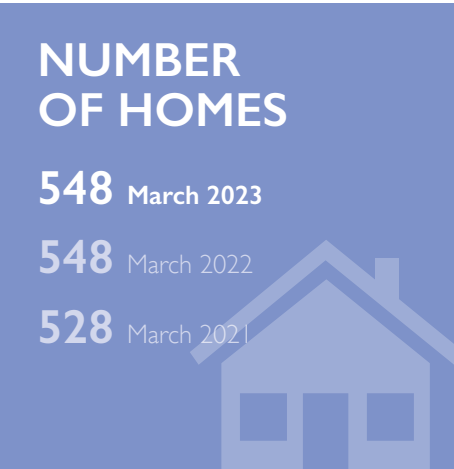
We are sponsored by the Department for Communities who provide grant funding through their agents, the Northern Ireland Housing Executive. We would like to thank both organisations for their continued commitment to the aims of Rural Housing Association and for sharing our unique vision.

Finally, we would like to thank you all our Board members and staff for their commitment, dedication and hard work through those years.



2

Rural Housing at a Glance





3

Property Management Update

Rural Housing Association is committed to ensuring our Housing stock is well maintained for the needs of our tenants..

Much of our planned maintenance work concentrates on the replacement of kitchens, bathrooms and windows when programmed.

PERFORMANCE

Over the course of the year, we have continued our planned and cyclical maintenance programmes and detailed below is details of the financial investment made in helping to ensure our houses are in the best condition. We are plesed to report high tenant satisfaction levels in this area.

EXPENDITURE FOR MAINTENANCE PROGRAMMES 2022/23

Expenditure for Maintenance Programmes 2022/23	Actual Expenditure
Planned Maintenance	£118,235
Response Maintenance	£442,506
Cyclical	£166,451
Total	£727,192

RHA Performance	Completion Times Expressed as %
Emergency Response Maintenance repairs	96%
Urgent Response	79%
Response Routine Repairs	84%
Gas Servicing	100%
Boiler Servicing	51%

Tenant Satisfaction Survey

The Association is currently compiling our Tenant Satisfaction Survey.

Feedback from residents is valuable to us as it helps us to identify problems, improve services offered and get a better understanding of what our tenants want. The results of the Tenant Satisfaction Survey for 2023 will be reported in our Annual Tenant Newsletter due to be published in December 2023.

Adaptations

During the year, we carried out 7 minor adaptations at a cost of £12,049.00 which were completed within target timescales. 100% of tenants reported that they were satisfied with the work and level of service from the Association.

REPAIRS & MAINTENANCE PERFORMANCE 2022/23 - RESPONSE WORKS ORDERS AND % DELIVERED

Emergency (24 Hours)		Urgent (4 Days)		Routine 1 (10 Days)		Routine 2 (20 Days)	
Total Number of Jobs	Total number of Jobs completed within Target	Total Number of Jobs	Total number of Jobs completed within Target	Total Number of Jobs	Total number of Jobs completed within Target	Total Number of Jobs	Total number of Jobs completed within Target
826	798	753	597	636	570	202	158
Target KPI completion expressed as %							
96%		79%		90%		78%	

4

Update on New Developments 2022/23

In March 2023, the Association completed a 6-unit scheme at Doagh providing much needed accommodation for local people in the area. This scheme was designed by GM Design Associates and built by Hugh J O Boyle and reflects the principles of our Rural Design Guide, which aims to deliver social housing schemes, reflecting the rural character of local communities.



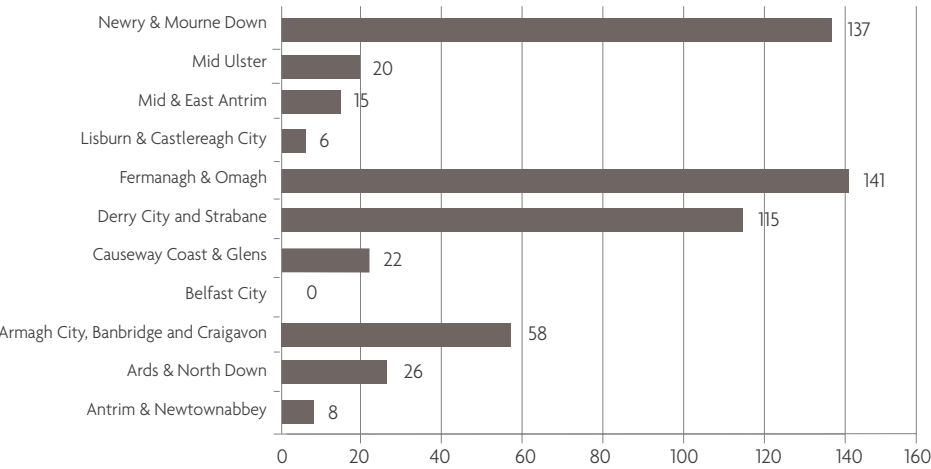
Our Randalstown Scheme is complete. This scheme is located on the site of the 'Old Bakery', with architects GM Design Associates working hard to capture some of the design features of the original building in the architecture of the new scheme. Bell Contracts & Co Ltd, our contractors for the scheme, have brought this vision to life, in the development of a scheme that reflects the principles of our Rural Design Guide for Social Housing. This scheme will see the addition of nine much-needed homes to the town. We are looking forward to welcoming our new tenants in the coming weeks. This scheme was jointly funded through the Department for Communities & Dankse Bank.



We are committed to building new modern affordable homes in communities where people are proud to live. Rural Housing has ambitious plans for 2023/24, as we build new homes in Lisnaskea, Rathlin, Cushendall, Sion Mills & Ballyholland.

During the financial year 2022/23, Rural added to its stock profile and on 31st March 2023 we had 548 units of social housing units geographically spread throughout Northern Ireland as indicated in the table opposite. The Association sold 6 of its properties through the Right to Buy Scheme during the year.

OUR STOCK - RURAL HOUSING ASSOCIATION STOCK TABLE AT 31/3/2023



RURAL HOUSING NEEDS TESTS

This year Rural Housing Association hosted two Rural Housing Needs Tests in partnership with the Housing Executive. The areas covered in the tests included Clabby and Newtownbutler. The aim of these Rural Housing Need Tests is to identify where there is a hidden need for social or affordable housing in rural communities.

New Scheme at Ahoghill

2022/23 saw the ongoing development of Rural Housing Association's latest scheme in the village of Ahoghill, which includes the addition of twenty-six new social homes/apartments to the village. The scheme was brought forward as part of a Design and Build competitive tender, with architects Studiorogers and M J McBride being appointed as the contractor for the scheme.

This new-build scheme, which has been designed, is part funded through the Department for Communities (HAG) and Dankse Bank.



Other Significant Developments Underway:

CUSHENDALL (34 Units at Cusendall)

We are delighted to announce we have been granted planning permission for 34 new homes in Cushendall. This scheme, designed by Studiorogers Architects, has also been selected as a Housing for All scheme, which will see additional funding for the delivery of good relations activities across the local area. We are looking forward to working with local residents and tenants over the coming years, to support ongoing community investment work in the Cushendall area.

RATHLIN

Work is ongoing with our 10 new homes being built at Church Bay on Rathlin Island.

BALLYHOLLAND

(14 Units at Harmony Heights, Ballyholland)

Design & Build Schemes

LISNASKEA

(9 Units at Nuttfield Road, Lisnaskea)

SION MILLS

(15 Units at Melmount Road, Sion Mills)

HOUSING ALLOCATIONS - GENERAL NEEDS ACCOMMODATION

During the year, Rural Housing Association had 35 lettings (Combination of New lets and Re-lets).

Our Target: Allocate re-lets within 35 Days at year end		
4.4.2022 to 31.3.2023	Re-let time Not achieved	Our total void loss was £25,254 representing under 1% of our total annual rental income.

INCOME MANAGEMENT

We are mindful of the difficulties many of our tenants face given the current cost of living crisis and rising household costs. We are doing as much as we can to support those experiencing difficulties with financial hardship assistance, support and signposting to other services.

We remain focussed on protecting our rental income and arrears have been carefully managed by engaging and supporting our tenants, sign posting them to Universal Credit for help with housing costs, and other financial supports available.

Rent arrears remain steady with 82% of rental income coming through the Government welfare payments.

We collected 99% of our rental income. As of 31st March 2023, the Technical Arrears figure stood at 4.53% which includes all outstanding UC and HB payments and the Non-Technical Arrears figure was reported at 7.52%.

Our Target	Results for 2022/23	Previous Year Results (2021/22)
Technical Arrears Achieve Current Tenant arrear of 5% at year-end	4.53%	4.58%
Non-Technical Arrears Achieve Current Tenant arrear of 5% at year-end	7.52%	5.39%
Reduce Past Tenant Arrears/Write-offs to < 2%	0.31%	1.37%

As of 31st March 2023, the Former Tenant Arrears figure stood at £7,374 (0.72% of rent receivable).

Antisocial behaviour (ASB) can seriously affect the quality of life for tenants and their families and can have a negative impact on neighbourhoods and communities. We believe that our homes and estates should be places where people like living and feel safe. No one should feel intimidated or harassed in the neighbourhood where they live.

RENTAL CHARGES

The Association's Housing Stock is funded by rental income. Earlier this year we wrote to all tenants to let them know about our proposed rent increase for 2023/24 and provided tenants with a rent consultation document outlining our proposed costs and proposed rent for the forthcoming year.

Average rents charged 2023	
One bedroom	£82.78
Two bedrooms	£100.02
Three bedrooms	£112.44
Four bedrooms	£123.25
Five bedrooms	£131.90
Average	£107.69

Tenants were advised that any comments made, or correspondence received regarding the proposed rent increase would be presented to our Board of Management who would consider this feedback prior to making the final decision on the proposal for the rental increase. Following the consultation process the Association increased its rents by 4.95% for the 2023/24 year.

COMPLAINTS ANALYSIS

There were 17 formal complaints recorded relating to the level of service from 1 April 2022 to 31 March 2023. All of these were resolved within target.

There was a total of 158 Complaints recorded relating to Anti-Social Behaviour during this period and none of the complaints had escalated to the formal complaints process. Most Anti-Social Behaviour complaints were resolved either by telephoning the complainant and alleged offender or sending out warning letters as per our policies and procedures for dealing with Anti-Social Behaviour.



6 Tenant Engagement Activities

One of our most important priorities is to continually review our approach to tenant engagement and to ensure all our tenants have an active role in the decisions that affect them. To this end, we continue to promote engagement in many of our schemes and neighbourhoods and look forward to working with tenants across our schemes in Northern Ireland.

Below are some examples of the work we have undertaken with our tenants and their local communities in the past year.

HOUSING FOR ALL / SHARED NEIGHBOURHOODS, SION MILLS

Rural Housing Association continues to deliver our Housing for All (Shared Neighbourhoods) Programme in Old Mill Court, Sion Mills. Housing for All schemes receive funding from the Department for Communities and the Housing Executive to deliver a five-year good relations plan for each scheme. Over the last year, we have delivered a variety of good relations 'bridging' projects aimed at building more connected and inclusive communities, including a series of heritage projects exploring the history of the dance halls and the Sion Mills railway, as well as arts-based projects working with seniors and young people in the Sion Mills area.

HOUSING FOR ALL SCHEMES / SION MILLS / CUSHENDALL

Rural Housing Association is pleased to confirm we will be expanding our Housing for All, Shared Neighbourhoods programme, with a second Housing for All scheme scheduled for Sion Mills in Autumn 2023 and work commencing later this year, on the development of a new shared neighbourhood in Cushendall.



Strawberry Fair, Sion Mills 2023



ENERGY HARDSHIP BOOKLET

Rural Housing Association as part of the Northern Ireland Community Investment Network have produced a Cost-of-Living Guide for tenants. The guide provides a series of tips and advice for tenants on how they can save money within the home and reduce household bills.

Copies of this Cost-of-Living are available by emailing: info@ruralhousing.co.uk



IN CHARGE OF CHANGE PROJECT,
CO. FERMANAGH

Rural Housing Association received funding through the Public Health Agency's Clear Project to deliver a health and wellbeing project in the Knocks/ Brookeborough area of County Fermanagh. The project was designed in partnership with our Tenant Board Representative and Tenant Panel Member, Margaret Rafferty and is an example of how Rural Housing Association's tenants are bringing about positive change in their local areas.

The In Charge of Change project addresses the topic of mental and emotional wellbeing through a series of facilitated workshops. The project included support and advice for local women on topics such as positive mental health, coping with anxiety, dealing with the menopause and keeping healthy through exercise and diet, with sessions including yoga, cookery classes, mindfulness techniques and alternative therapies.



WOODVALE COMMUNITY GARDEN

Rural Housing Association partnered with The Conservation Volunteers (TCV) to create a community garden on an unused green space attached to our Woodvale Manor scheme in Eglinton.

This community garden initiative was funded through the National Lottery's Living Spaces and Places Fund.



CASHEL COMMUNITY GARDEN,
GARRISON

Rural Housing Association are pleased to announce our Community Garden initiative will be extended to Cashel Crescent, Co Fermanagh this coming year, as we have been awarded additional funding through the Living Spaces and Places Fund.

TRAMWAY TALES PROJECT

Rural Housing Association's Tramway Tales Project is an intergenerational project working with adults and children in Sion Mills, Victoria Bridge and Castlederg. The project explores the heritage connected to the local area, helping increase participants' knowledge and understanding of their own local history and how it connects these three rural communities. The project was funded through the National Lottery Heritage Fund and brings to life the story of the tramway, which connected the rural towns and villages of Castlederg, Spamount, Crew and Fyfin to Victoria Bridge.



AHOGHILL SCHOOL COMPETITION

As part of our community engagement work, with our new scheme in the Ahoghill area, our contractors M J McBride and Rural Housing Association's facilitated a school competition with Fourtowns Primary School to name the new scheme. The winner of the competition was announced at a special assembly on Friday the 7th October. The winning pupil pictured above was Jay Cameron, who chose the name Brook Court.



TENANT PARTICIPATION

Rural Housing Association continues to host tenant panel meetings, both online and in-person. This year Tenant Panel Members had the opportunity to participate in an autumn wreath making workshop with "Oh So Fabulous" as well as digital skills training with Ignite IT. Alongside these skills development sessions Tenant Panel Members also worked alongside RHA staff to review and update our Tenant Participation Strategy and Tenant Action Plan for the forthcoming years.



RURAL HOUSING CELEBRATES 30 YEARS

Rural Housing Association celebrated thirty years of service in 2022. On Monday 3rd October, we hosted a special celebration event at the Ulster American Folk Park, to mark the Association's achievements over the last 30 years.

The event was attended by tenants, local MLAs, councillors, and representatives from across the finance, housing, construction and community sector.




Thirty years on, we have remained true to the values of our founding members, continuing our mission to increase social housing supply across rural communities. We are particularly proud of our development programme, which through high quality housing schemes designed to reflect the character and heritage of rural communities, is helping retain the unique rural character of our small towns and villages, whilst addressing the need for increased social housing at a local level.



8

Summary of SMART Targets

Measurement		Target Date	Target	Achieved
Surplus for Year The difference between income and expenditure for the year		Mar - 2023	£250,093	Achieved £293,743
Prompt Payment Days (normal)		Mar - 2023	30 days or within contract term if shorter	Achieved
Prompt Payment Days (new build)		Mar - 2023	14 days	Achieved
Gearing Ratio		Monthly	<50%	Achieved
Interest Cover		Monthly	>1.35	Achieved
Interest Cover		Monthly	<1.1	Achieved
Current Ratio		Monthly	1.00 or higher	0.50
Non-Technical Arrears Arrears owing directly from tenants as a % of rental income expected directly from tenants		Mar - 2023	5%	7.52%
Technical Arrears		Mar - 2023	5%	4.53%
Arrears Write-Offs Amount of arrears that are not collectable as a % of total rental income		Mar - 2023	2%	Achieved
Tenants 13 weeks in arrears		Mar - 2023	3%	Achieved
Past Tenant Arrears Arrears owing from ex-tenants as a % of total rental income		Mar - 2023	2%	Achieved
Maintenance Costs How much it costs the Association to maintain its properties from day to day		Monthly	Monthly Budget - 5%+5%	Not Achieved
Repair Relet Costs How much it costs the Association to bring vacated properties back into lettable condition		Monthly	Monthly Budget - 5%+5%	Not Achieved
Repair Relet Time How quickly the Association can get repairs done on a vacant property		Mar - 2023	14 Days	Not Achieved

Measurement		Target Date	Target	Achieved
Allocation of Relets How quickly the Association can fill a vacant property		Mar - 2022	35 Days	Not Achieved
Voids The cost of vacancies as a % of total rental income		Mar - 2022	2%	Achieved
Complaints Deal effectively with 90% complaints within time limits		Mar - 2022	90%	Achieved
Anti-Social Behaviour Deal effectively with 90% complaints within time limits		Mar - 2022	90%	Achieved

Finance Update

For 2022/23 the Association continues to see modest growth of the development programme accompanied by consolidation of all aspects of the company's business.

The Association's Income & Expenditure Account confirmed an increase in turnover and a net surplus for the year of £293,743 compared to £577,752 for the previous year, bringing its accumulated revenue reserves to £6,409,624.

Tangible Fixed Assets (Housing Properties) reported at March 2023 were £52,734,929 compared to £49,582,461 for the previous year. During the financial year the Association added 6 additional units of accommodation. Operating costs increased by £236,252 (2022: £97,100) whilst the operating surplus increased to £1,021,312 (2022: £1,227,534). Turnover is reported at £3,996,974 compared to £3,966,944 for the previous year. The Association sold 6 property during the year.

Details from our financial accounts for 2022/23 are provided on pages 19 to 21.

KEY HIGHLIGHTS

	March 2023	March 2022	March 2021
Number of Homes	548	548	528
Number of Staff	23	22	21
Turnover	£3,996,974	£3,966,944	3,743,173
Surplus	£293,743	£577,752	427,855
Development Spend	£3,887,146	£2,833,551	1,716,817
Grants Received	£3,003,535	£4,130,569	1,624,319
New Homes Completed/Purchased	6	21	9 (6 ESPS & 3 New Build)
New Homes Anticipated	43	50 (19 ESP & 31 New Build)	9 (6 ESPS & 3 New Build)
Homes Sold	6	1	2

National Housing Federation Code of Governance Compliance

- The adoption of the 2020 National Housing Federation Code of Governance ('the Code') was approved by the Board in April 2021 along with an action plan to address areas of non-compliance.
- There were no actions identified to ensure compliance with the Code.
- There are two areas of non-compliance with the Code identified but both were due to the Association rules which take precedent.

10

Statement of Comprehensive Income for the Year ended 31 March 2023

	Note	2023 £	2022 £
Turnover		3,996,974	3,966,944
Less operating costs		-2,975,662	-2,739,410
Operating surplus	2	1,021,312	1,227,534
Surplus on property disposals		493,355	73,180
Interest receivable	7	3,993	717
Interest payable and other charges	8	-712,562	-629,499
Financing (cost)/income	16	-19,000	-21,000
Transfer to disposal proceeds fund		-493,355	-73,180
Surplus on ordinary activities before taxation		293,743	577,752
Corporation tax on surplus	9	-	-
Surplus for the year after taxation		293,743	577,752
Other comprehensive income			
Actuarial gain/(loss) on pension scheme	16	955,000	488,000
Prior year adjustment		-	-
Total comprehensive income for the year		1,248,743	1,065,752

Continuing operations

None of the Association’s activities were acquired or discontinued during the above two financial years.

Historical cost

The difference between the results as disclosed in the Statement of Comprehensive Income before tax, and retained surplus for the year, on an unmodified historical cost basis is not material.

11

Statement of Cash Flows for the Year ended 31 March 2023

	Note	2023 £	2022 £
Net cash flow from operating activities	19	1,897,386	1,899,121
Cash flow from investing activities			
Purchase of tangible fixed assets		-4,399,153	-5,341,957
Proceeds from sale of tangible fixed assets		719,845	69,150
Grants received		1,348,194	3,746,100
Interest received		3,993	717
		-2327121	-1,525,990
Cash flow from financing activities			
Interest paid		-719,326	-628,744
New secured loans		8,139,000	1,000,000
Repayments of borrowings		-6,499,193	-740,615
Share capital		1	5
		920,482	-369,354
Net change in cash and cash equivalents		490,747	3,777
Cash and cash equivalents at 1 April		696,902	693,125
Cash and cash equivalents at 31 March	13	1,187,649	696,902



12

Statement of Financial Position as at 31 March 2023

	Note		2023 £		2022 £
Tangible fixed assets					
Housing properties at cost	10a	52,734,290		49,582,461	
Other fixed assets	10b	869,371		896,155	
			53,603,661		50,478,816
Current assets					
Debtors and prepayments	12	1,204,277		523,026	
Cash and cash equivalents	13	1,187,649		696,902	
				1,219,928	
Creditors: amount falling due within 1 year	14	-4,773,790		-4,531,780	
Net current assets/(liabilities)			-2,381,864		-3,311,852
Total assets less current liabilities			51,221,797		47,166,764
Creditors: amounts falling due after more than 1 year)	15		44,810,173		41,229,883
Provision for liabilities and charges					
Pension liability	16		-2,000)		-776,000
Total net assets			6,409,624		5,160,880
Reserves					
Share capital	17		9		12
Capital reserves	18		34		30
Revenue reserves			6,409,581		5,160,838
Total Reserves			6,409,624		5,160,880

Approved by the Board of Management on 28 June 2023

ChairmanHonorary SecretaryHonorary Treasurer

13

Statement of Changes in Equity for the Year ended 31 March 2023

	Share Capital	Capital Reserves	Revenue Reserves	Total
	£	£	£	£
At 1 April 2021	8	29	4,095,086	4,095,123
Surplus/(deficit) for the year	-	-	577,752	577,752
Actuarial gain/(loss) on pension scheme	-	-	488,000	488,000
Share issue	5	-	-	5
Share cancellation	-1	1	-	-
At 31 March 2022	12	30	5,160,838	5,160,880
Surplus/(deficit) for the year	-	-	293,743	293,743
Actuarial gain/(loss) on pension scheme	-	-	955,000	955,000
Share issue	1	-	-	1
Share cancellation	-4	4	-	-
At 31 March 2023	9	34	6,409,581	6,409,624

Statement of Comprehensive Income
Statement of Financial Position
Statement of Cash Flows
Board Attendance Details
Association Information

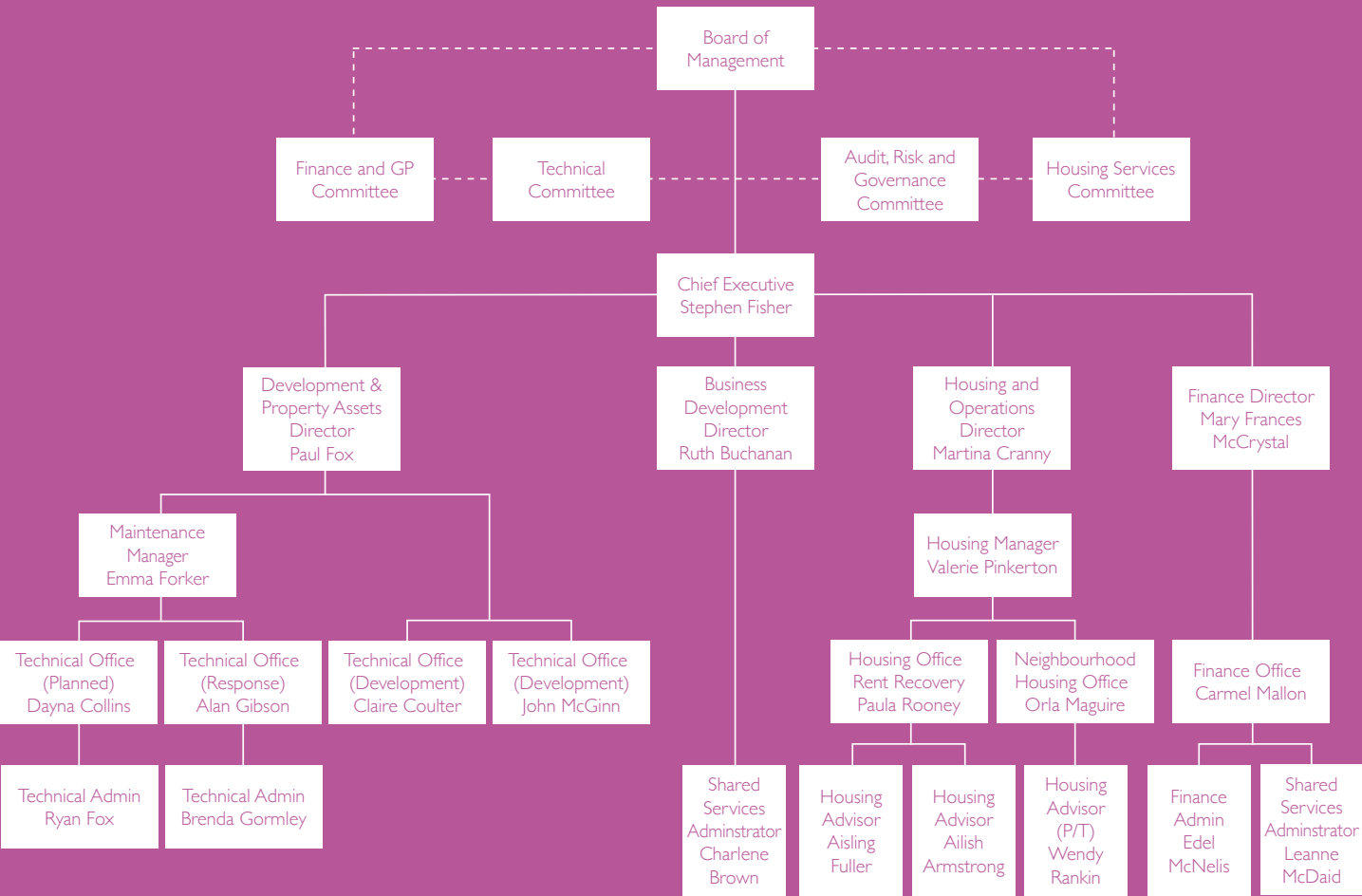
14 Board Attendance Details

Name	Date joined	Length of Service	Board Meetings			Committee Meetings	
			Meetings Held	% Attendance		Meetings Held	Attended
Alastair McKane	19/06/2015	7 years	7	71.00		6	5
Carol Follis	24/03/2015	8 years	7	100.00		4	4
Rory O'Brien	20/02/2014	9 years	7	14.00		4	2
Tommy Gallagher	15/11/2017	5 years	7	71.00		4	1
John Waddell	18/05/2016	6 years	7	100.00		N/A	N/A
Tom Potter	26/01/2022	1 year	7	100.00		5	6
Margaret Rafferty	26/01/2022	1 year	7	100.00		2	2
Michaela McCusker	26/01/2022	1 year	7	100.00		4	4
John Moss	01/03/2023	1 month	N/A	N/A		N/A	N/A
Neville Armstrong	09/01/2013	Retired 29th June 2022					
Ciaran McKenna	12/09/2012	Retired 29th June 2022					
Ryan Brady	26/01/2022	Retired 14 September 2022					
Claire McKeefry	26/01/2022	Retired 25th Jan 2023					

Remuneration of Board Members

Rural Housing Association does not remunerate Board members and their time is given on a voluntary basis. Travel expenses are paid to members at the appropriate Rural Housing Association rate. Total expenses paid were: £443 (2022:-£0)

15 Association Information



Board Members

John Waddell (Chair)
Carol Follis (Vice Chair)
Rory O'Brien (Secretary)
Alistair McKane (Treasurer)
Tommy Gallagher

Margaret Rafferty
Michaela McCusker
Tom Potter
John Moss

Staff

Chief Executive
Development & Property Assets Director
Housing and Operations Director
Finance Director
Business Development Director
Housing Manager
Maintenance Manager
Technical Officer (Response)
Technical Officer (Development)
Technical Officer (Development)
Technical Officer (Planned)
Finance Officer
Neighbourhood Housing Officer
Housing Officer Rent Recovery
Housing Advisor
Housing Advisor
Housing Advisor (P/T)
Shared Services Adminstrator
Shared Services Administrator (P/T)
Finance Administrator
Technical Administrator
Technical Administrator

Stephen Fisher, PGDip, MSc, CIHCM
Paul Fox BSc (Hons) MRICS
Martina Cranny BSc (Hons) PGDip, MBA, CIHCM
Mary Frances McCrystal BSc(Hons), ACMA
Ruth Buchanan BA (Hons) MSc
Valerie Pinkerton BA (Hons) CIHCM PGDip
Emma Forker BSc (Hons)
Alan Gibson BSc (Hons)
Claire Coulter BSc (Hons)
John McGinn
Dayna Collins
Carmel Mallon BA (Hons) IATI
Orla Maguire BSc (Hons)
Paula Rooney BA (Hons)
Aisling Fuller BSc (Hons)
Ailish Armstrong
Wendy Rankin BA (Hons)
Charlene Brown BA (Hons)
Leanne McDaid BA (Hons) PGDip
Edel McNelis
Brenda Gormley
Ryan Fox BSc (Hons)

Statement of Comprehensive Income
Statement of Financial Position
Statement of Cash Flows
Board Attendance Details
Association Information

Registered Office

Tollgate House, 2 Killyclogher Road, Omagh, BT79 0AX

Bankers

Danske Bank, 5-7 Market Street, Omagh, Co Tyrone, BT78 1BN
AIB, 8 High Street, Omagh, County Tyrone BT78 1BH

Solicitors

McCaffrey & Co, 8-10 Church Hill, Omagh, Co Tyrone, BT78 1DQ

External Auditors

McAleer Jackson, Chartered Accountant & Registered Auditor,
24 Dublin Road, Omagh, BT78 1HE

Internal Auditors

Wylie & Bisset, 168 Bath St, Glasgow G2 4TP

Registrations

- Registered under the Co-operative and Community Benefit Societies Act (Northern Ireland) 1969 on 2 March 1992.
- Registered under the Housing (NI) Order 1981 on 19 March 1992, Registration No. R52
- Registered under the Data Protection Act 1984, Registration No X3917434
- Affiliated to the Northern Ireland Federation of Housing Associations
- Registered as a Charity with Charity Commission for Northern Ireland on 12 January 2015 Registration No. NIC100886
- Accepted as a Charity by HM Revenue & Custom on 16 October 2009



RHA: 2 Killyclogher Road, Omagh
Co Tyrone, BT79 0AX
Tel: 028 8224 6118
E-mail: info@ruralhousing.co.uk
Web: www.ruralhousing.co.uk

 Find us on:
facebook
Facebook.com/ruralhousing


twitter.com/ruralhousingni

