Apex Housing Association

Annual Report

2012/13

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The front cover reflects Apex Housing Association's commitment to the provision of care and support to those with learning difficulties.

Financial Highlights year ended 31 March 2013

Balance Sheet

	31/03/2013	31/03/2012
Fixed Assets - Housing, Land & Buildings	**385.9m**	331.0m
Net Worth of Company - Housing Debt, Capital & Reserves	**152.9m**	94.0m

Income & Expenditure

Turnover	**27.1m**	25.5m
Operating Costs	**21.4m**	21.0m
Operating Surplus - before interest and transfers to reserves	**5.7m**	4.5m

Company Information

Internal Auditor: Capita Consulting, Beacon House, 27 Clarendon Road, Belfast, BT1 3PR

External Auditor: PricewaterhouseCoopers, Waterfront Plaza, 8 Laganbank Road, Belfast, BT1 3LR

Solicitors: Arthur Cox, Capital House, 3 Upper Queen Street, Belfast, BT1 6PU

Principal Bankers: First Trust Bank plc, Meadowbank, 141 Strand Road, Londonderry, BT48 7TN

Minister McCausland officially opens the new Belfast office with Apex's Chairman, Martin Doherty (right) and Gerry Kelly, Chief Executive (left).

Chairman's Statement Martin Doherty, Chair

It is with pleasure that I take this opportunity to write my first Chairman's Statement having been elected to the role in September 2012. With the exception of a period of one year when I stood down, I have been on the Apex Board since 1996 serving for a number of years as Vice-Chair and Treasurer.

My commitment to Apex continues undiminished as I believe passionately in the work that the Association is doing in delivering homes to those in housing need; in creating jobs directly and indirectly and in providing care and support to vulnerable residents. In the current prolonged economic downturn I firmly believe this ongoing work is more important than ever.

It is with trepidation, however, that I take on this role. Firstly, I am following in the footsteps of Marjorie Keenan, Chair for the previous five years, who not only provided clear leadership when it was needed, but ensured that all the members had their say in the decision making process within Apex. Her professional background in care and steely determination ensured that challenges faced by the Association during her tenure did not deflect the Board off its course of providing homes and services to the more disadvantaged members of our society. I intend to follow Marjorie's example.

My six months in the Chair can be summed up in two words, concern and pride.

My concerns are around the many challenges that exist, not least in the area of care and support as delivered within our supported living schemes. For example, Apex and its partners directly receive over £300k of revenue funding, known as 'Special Needs Management Allowance' which is to be withdrawn by 2015. In the interim, we must find some way of addressing this funding deficit while at the same time maintaining high levels of care and support. The area of supported accommodation is extremely complex for providers such as Apex where the various funding and inspecting agencies often seek different and sometimes conflicting outcomes. In addition, there is no doubt that the pending

Welfare Reforms will impact hugely on those in receipt of benefits. I am particularly concerned about the implications of the 'bedroom tax' for tenants who under-occupy their dwelling.

Regardless of the challenges that lie ahead, I have every confidence that the Board of Management and the executive team have the necessary skills and experience to address them. During the year the Board has been strengthened by the addition of a new member, Mr Paddy McGroarty, a partner in an accountancy practice, who has brought invaluable additional expertise to bear. My confidence in our future is founded on the achievements over the last year.

At 31 March 2013 Apex had 896 dwellings under construction throughout Northern Ireland. This represents an investment of over £100m in providing new houses and sustaining construction jobs. Some of these developments are at interface locations in east and north Belfast where Apex has worked closely with communities on both sides to address the issues of blighted sites and housing need.

I feel sure it is our reputation for being able to deliver, even in difficult circumstances that contributed to the Association obtaining funding from DSD for its Shared Ownership Initiative. For the first time Apex will be promoting home ownership in addition to providing social housing. I look forward to our subsidiary, Fairbuild Homes, beginning the construction of its first 'housing for sale' scheme at Victoria Road, Belfast, which will be targeted at first time buyers.

Finally, the establishment of our Belfast office in The Gasworks, Ormeau Road, is highly significant. Today 10 staff are located there providing a housing management service to almost 1,000 tenancies which will grow to 1,500 over the next few years. Operating from a neutral city centre location enables the Association to provide a first class service to all its tenants in Belfast and its environs, irrespective of where they live. Although our staff visit our developments on a regular basis, the Belfast office will be very accessible for those tenants who wish to meet with Apex employees when in the city centre on other business.

In looking forward I have no doubt that during 2013/14 the Association will continue to build on its success of the previous year.

Board of Management

Board of Management

L-R
Mr Martin Doherty *Chair*
MSc (Computing & Design) 2002
PG Dip (Computer Applications) 1986
BSc (Economics & Accounting) 1984
Mr Damien McKenna *Vice-Chair*

L-R
Mr Peter Caldwell *Treasurer*
BA Degree in Public Policy Management
Mrs Mary Hamilton
Mr Mark Gillespie
MSc, BSc Hons, RN Dip

L-R
Mr Brian Dougherty MBE
BSc (Hons) Regional Analysis & Development
Master of Town Planning (MTPL)
Mr Des McNabb
Mr Paddy McGroarty FCCA

L-R
Dr Alice Diver
LLB, LLM, Solicitor, PHD, FHEA
Dr Rachel Naylor
PhD
Mr John Meehan

L-R
Mr Alan Hill
FPC 3, MAQ
Mrs Marjorie Keenan OBE
RGN / RMN / RNMH / CNMH
Chair to 26/09/2012
Retired from Board on 01/12/2012

Board Members Attendance 2012 - 2013

Board Member	Date of Membership	Length of Continuous Service	Attendance			
			Board Meetings		Committee Meetings	
			Held	Attended	Held	Attended
Martin Doherty	21 Feb 1996	1 year	6	5	11	9
Damien McKenna	21 Nov 2003	retired from Board 01/03/13	5	5	7	7
Peter Caldwell	30 Sept 2009	4 years	6	6	15	15
Mary Hamilton	26 Nov 2008	5 years	6	6	4	4
Brian Dougherty	26 Nov 2008	5 years	6	1	4	1
Mark Gillespie	30 Sept 2009	4 years	6	4	-	-
Des McNabb	20 Mar 1978	2 years	6	4	8	3
Paddy McGroarty	28 Nov 2012	4 months	2	2	-	-
Alice Diver	01 Apr 2012	1 year	6	4	3	1
Rachel Naylor	01 Apr 2012	1 year	6	5	-	-
John Meehan	01 Apr 2012	1 year	6	4	3	3
Alan Hill	01 Apr 2012	1 year	6	5	4	3
Marjorie Keenan	29 Nov 2000	retired from Board 01/12/12	4	4	4	4
Liam McCafferty	03 Mar 1969	retired from Board 25/01/12	-	-	19	9
Frank Dunne	03 Mar 1969	retired from Board 31/03/12	-	-	12	6
Attendance				**76%**		**69%**

£516.80 was paid towards Board members expenses during 2012/13.
Paddy McGroarty joined the Board of Management on 28 November 2012.

Committees

Audit: P Caldwell *Chair,* D McKenna, L McCafferty, A Diver, M Doherty
Development: D McKenna *Chair,* L McCafferty, F Dunne, B Dougherty, J Meehan
Finance: P Caldwell *Chair,* D McNabb, L McCafferty, M Doherty, F Dunne, P McGroarty
Housing: L McCafferty *Chair,* M Keenan, M Hamilton, P Caldwell, A Hill
Remuneration: D McKenna *Chair,* F Dunne, M Keenan

Management Team & Business Plan Achievements

Management Team

L-R
Gerry Kelly OBE *Chief Executive*

Sheena McCallion
Director of Housing & Care Services

Roderick Canning
Director of Finance

L-R
Ray Forbes
Director of Development & Procurement

Kevin Butler
Director of Property Services

Elaine Taylor
Director of Personnel & Training

Business Plan Achievements

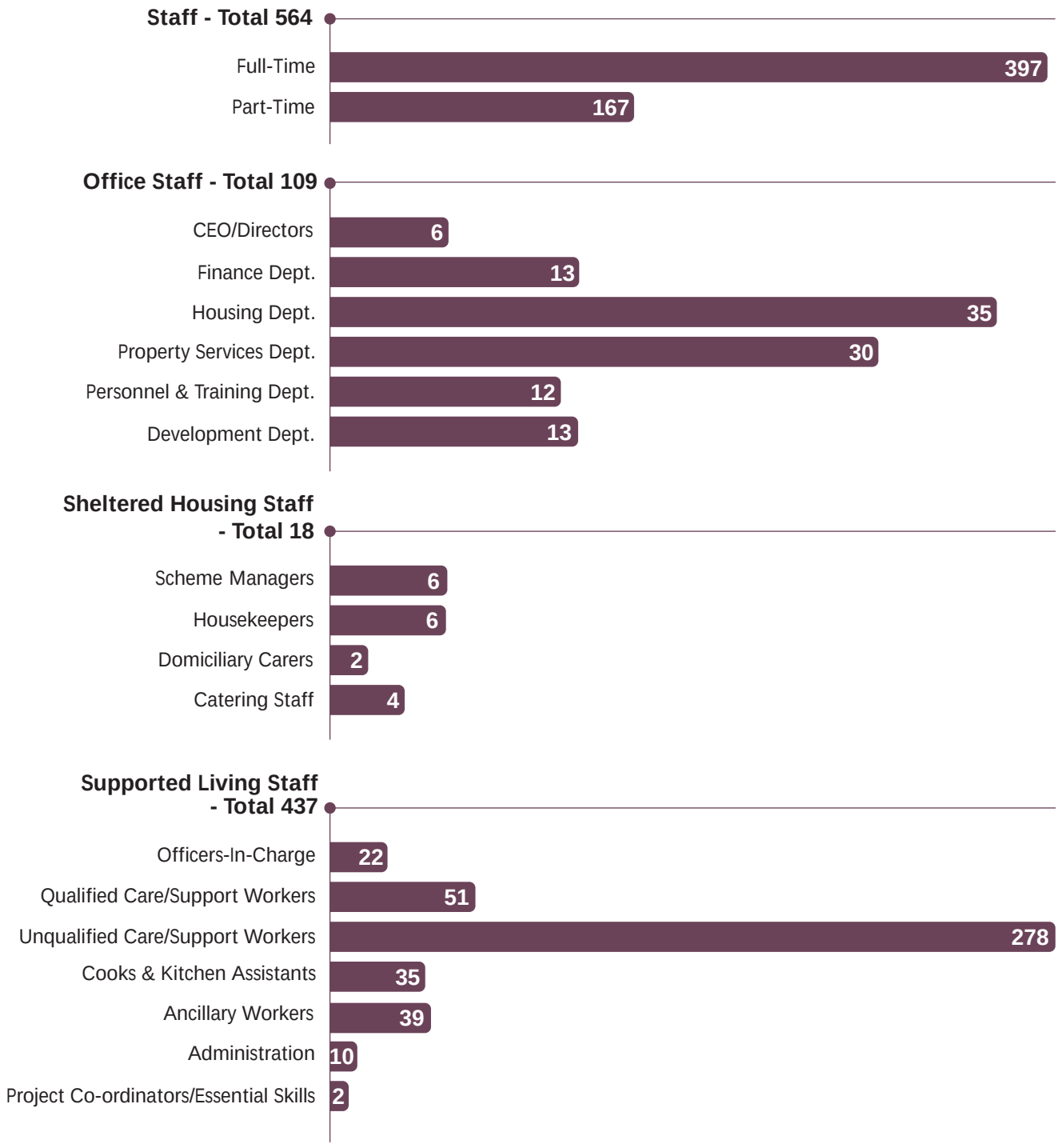
Year ended 31 March 2013

The Association attained 93% achievement of the 2012-2013 Business Plan which contained 58 tasks.

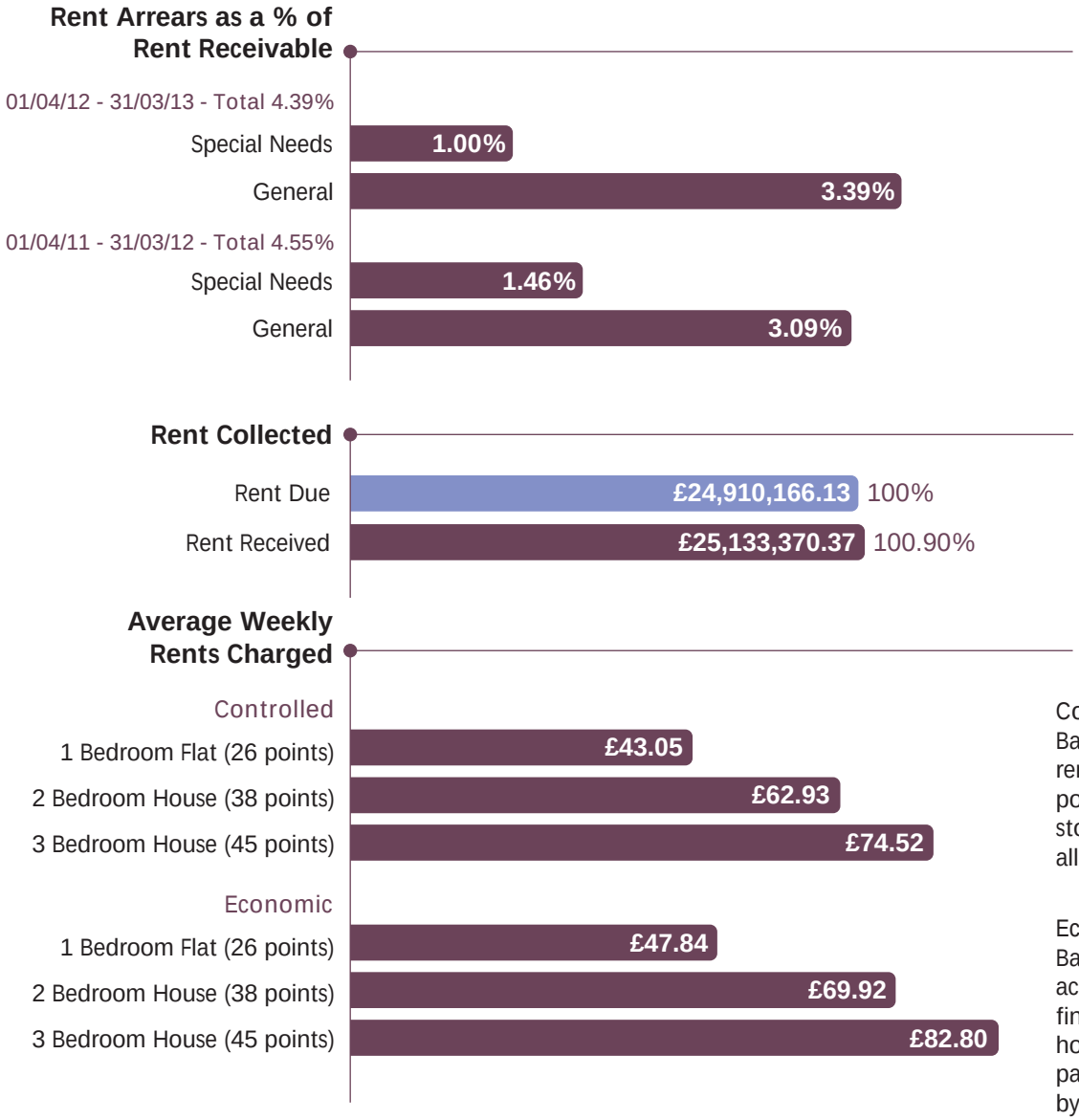
Governance & Management of Risk

Apex's Risk Management process identifies, prioritises, evaluates and manages risk to the achievement of the Association's policies, aims and objectives. The Audit Committee reviews the risk register and analyses key risks to the Association.

Human Resources at 31 March 2013



Housing Management at 31 March 2013

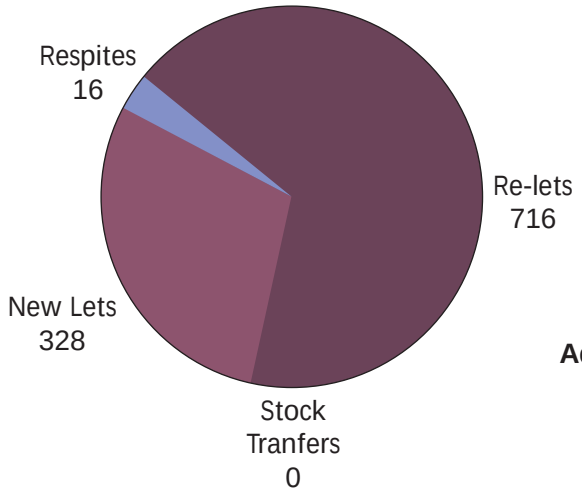


Controlled Rents
Based on the Government's rent value per accommodation point. This applies to housing stock funded by DSD and allocated prior to 1 April 1993.

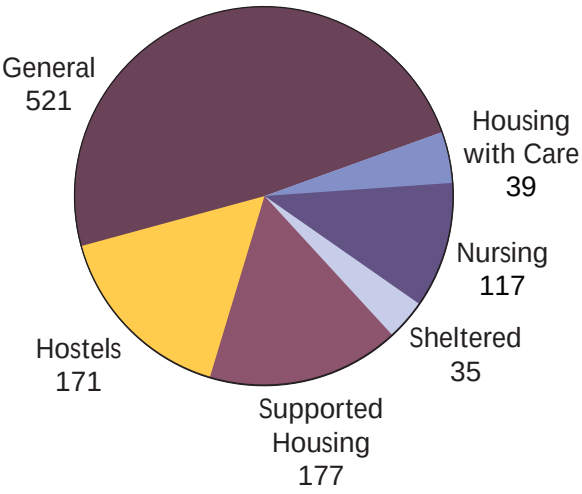
Economic Rents
Based on the Association's actual management and financing costs. This applies to housing stock which has been partly funded by the DSD and by private finance.

Tenants are provided with details of their individual rent calculations and a breakdown of service charges on request.

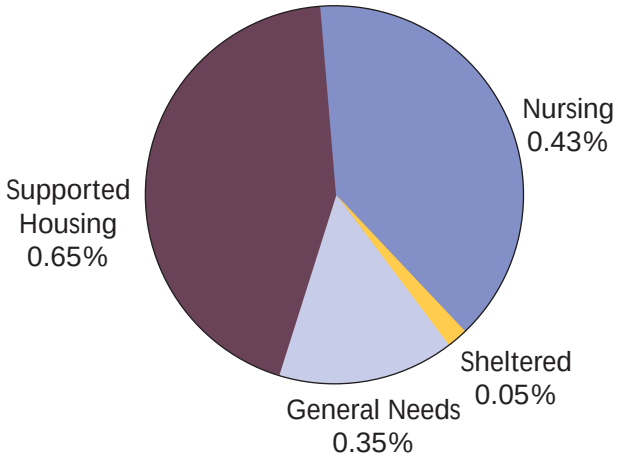
Lettings - Total 1060



Lettings per Accommodation Type - Total 1060



Voids as a Percentage of Rent Receivable - Total 1.48%



Balance Sheet at 31 March 2013

	31/03/2013	31/03/2012
Tangible Fixed Assets		
Housing, Land & Buildings	385,930,201	331,025,244
Less: Housing Association Grant & Other Grants	(260,337,455)	(240,924,158)
	125,592,746	90,101,086
Other Fixed Assets & Investments	8,474,908	7,185,793
	134,067,654	97,286,879
Current Assets		
Stock	30,015	29,385
Debtors	9,419,393	18,332,590
Cash at Bank & in Hand	23,154,887	1,584,776
	32,604,295	19,946,751
Creditors: Amounts falling due within 1 year	(13,771,358)	(23,261,087)
Net Current (Liabilities)/Assets	18,832,937	(3,314,336)
Total Assets less Current Liabilities	152,900,591	93,972,543
Creditors: Amounts falling due after 1 year	133,215,581	75,172,302
Pension Liability	4,052,506	3,249,506
	137,268,087	78,421,808

Minister McCausland visiting the site of a new £4m cross-community resource centre at Suffolk Road, Belfast.

	31/03/2013	31/03/2012
Capital & Reserves		
Share Capital	27	26
Capital Reserve	5	5
Designated Reserves	9,131,656	9,050,704
Revenue Reserves	6,500,816	6,500,000
Total Funds	15,632,504	15,550,735
	152,900,591	93,972,543

Income & Expenditure Accounts for the Year Ended 31 March 2013

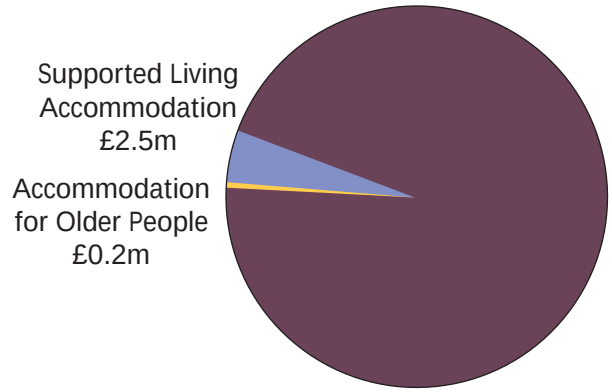
Turnover	27,051,808	25,499,014
Less: Operating Costs	(21,400,362)	(21,046,805)
Operating Surplus	5,651,446	4,452,209
Surplus on sale of Fixed Assets	102,033	63,117
Transfer to Disposal Proceeds Fund	(226,381)	(65,195)
Interest Receivable & Similar Income	180,095	312,448
Interest Payable & Similar Charges	(4,778,662)	(4,022,724)
Other Finance Costs	(62,763)	(65,468)
Surplus on Ordinary Activities	865,768	674,387

Apex volunteers for the Time to Read Initiative with pupils from Longtower Primary School.

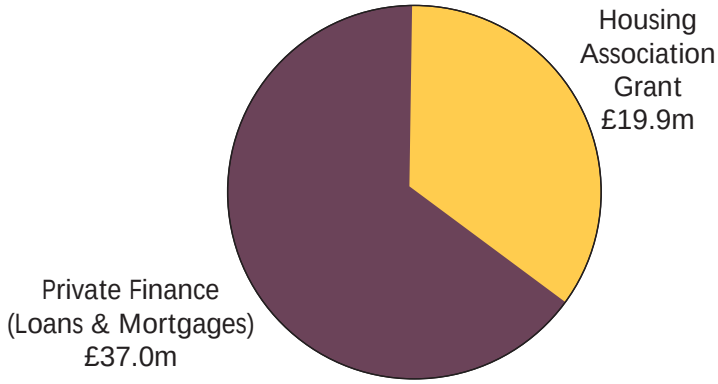
Development Finances & Repair Performance at 31 March 2013

Apex completed 308 units during 2012/2013 and has a further 896 units under construction at 31 March 2013.

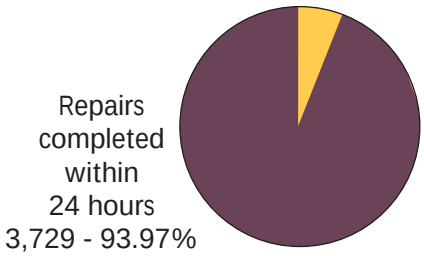
Development Expenditure - Total £56.9m



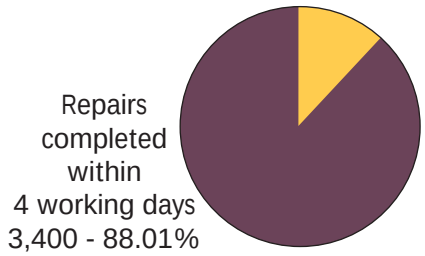
Sources of Funding for Development - Total £56.9m



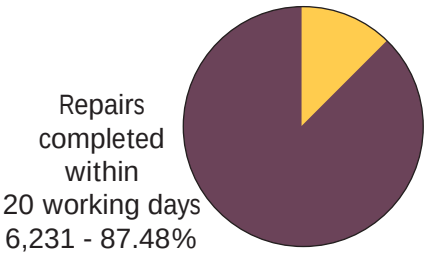
Emergency Repairs - Reported 3,968



Urgent Repairs - Reported 3,863



Routine Repairs - Reported 7,122



General Needs Accommodation at 31 March 2013

Housing - General Needs

Aileen Terrace, Newry	2
Aghagay Meadows, Newtownbutler	3
Ashdene/Shanoch, Dungannon	22
Ballymore Park, L'derry	18
Ballycopeland Place, Millisle	10
Beechwood Crescent, L'derry	10
Blenheim Drive, Newtownards	15
Bonds Hill House, L'derry	3
Bramblewood Manor, Dungannon	11
Brickfield, L'derry	9
Brookfield Gardens, Ahoghill	9
Broomhill Avenue, L'derry	10
Burren Meadow, Newcastle	69
4 Clarendon Street, L'derry	16
Canal Side, Strabane	27
Castle Park, Antrim	6
Cavandale Park, Enniskillen	36
Cecilia's Walk, L'derry	61
Celtic Court, L'derry	13
Clondermott Park, L'derry	44
Clyde Street, L'derry	6
Cornshell Fields, L'derry	277
Cornshell Lane, L'derry	9
Creggmount, Claudy	13
Darkfort Drive, Portballintrae	6
Derryveagh Drive, Belfast	123
Dispersed Housing	536
Dove Gardens, L'derry	63
Drumquin, Omagh	1
Dunowen Park, Clady	5
Dunvale Close, L'derry	14
Eglinton Place, L'derry	5
Elliot Place, Enniskillen	4
Evish Grove, Strabane	40
Fairhill Park, Maghera	15
Fergleen Mews, L'derry	6
Fernabbey/Ferndale, L'derry	108
Girona Drive, Portrush	15
Glendale, L'derry	105
Glenluce, Belfast	14
Glenowen Park, L'derry	34
Gortaheron Crescent, Ballymena	16
Granville Park, Dungannon	8
Great James Street, L'derry	9
Greenwalk, Newtownabbey	22
Jamaica Street, Belfast	43
Kilfennan, L'derry	10
Killowen Court, Coleraine	5
Killowen Street, Coleraine	9
Knockena, L'derry	67
Labre Park, L'derry	10
Laird Park, Belfast	28
Lurgaboy Lane, Dungannon	12
Lurganbuoy Park, Castlederg	9
Melrose Terrace, L'derry	25
Mill Race, Belfast	21
Millview Manor, Dungannon	24
Mossvale/Lawnbrook, Belfast	5
Mullaghmore Cottages, Omagh	9
Northland Road, L'derry	23
Northland Way, L'derry	5
Oakland Park, L'derry	39
Orchard Park, Aughnacloy	15
Prospect Way, Lurgan	5
Rathcoole Gardens, Newtownabbey	28
Rathmore, L'derry	55
Ringfort Place, Faughard	12
Rinmore Drive, L'derry	2
Rinmore Transfer	38
Riverside View, Fermanagh	4
Rosapenna Parade, Belfast	2
Rosehead, Belfast	75
Rosemount Cottages, L'derry	17
Rossnareen, Belfast	18
Rural Cottages, Fermanagh	8
Rural Cottages, Limavady	1
Rural Cottages, L'derry	2
Rural Cottages, Omagh	5
Rural Cottages, Strabane	42
St. Canice's Mews, Eglinton	4
Scutchers Lane, Draperstown	23
Sheriffs Glen, L'derry	23
Springfield Road, Belfast	13
Swilly Close, Portstewart	23
Swilly Gardens, L'derry	31
Tamlough Park, Ballykelly	37
Tarive Lana, Newry	6
Tattygare Heights, Lisbellaw	10
Tonagh Gardens, Lisburn	26
Tulach Way, Magherafelt	30
Upper Creggan, L'derry	11
Whitewell Road, Belfast	12
Total	**2770**

Staff Dwellings

Sheltered Housing Schemes	3
Nursing Staff Accommodation	2
Total	**5**

Commercial & Community Units (CU)

Garages - Glenowen, L'derry	51
Office	3
Shop Units, L'derry	10
Cornshell Fields, L'derry (CU)	1
Fernabbey, L'derry (CU)	1
Total	**66**

Supported Living Schemes at 31 March 2013

Sheltered Accommodation for Older People

Abbey House, L'derry	18
Alexander House, L'derry	24
Beechwood Court, L'derry	37
Brickfield, L'derry	43
Creggmount, Claudy	17
Culmore Park, L'derry	47
Fr. Mulvey Park, L'derry	29
Glenbrook House, L'derry	39
Grafton Street, L'derry	11
Mulvey House, Strabane	31
Parkview Court, Castlederg	10
St. Canice's Close, Eglinton	23
St. Julian's House, Omagh	29
Westland Cottages, Belfast	6
Total	**364**

Housing with Care Accommodation

Abbey House, L'derry	12
Alexander House, L'derry	20
Brookhill House, Coleraine	25
Daleview House, L'derry	18
Killowen House, Coleraine	43
Meadowbank, Omagh	25
Parkview House, Castlederg	20
St. Julian's House, Omagh	15
Total	**178**

Residential Care

Bell-Gray House, Newtownstewart	10
Total	**10**

Nursing Beds

Bell-Gray House, Newtownstewart	25
Brookmount Nursing Home, Coleraine	48
Daleview House, L'derry	25
Parkview House, Castlederg	15
Total	**113**

Mental Health Schemes

Ballyoan House, L'derry	16
Clondermott House, L'derry	16
Dunvale House, L'derry	16
East Bridge Place, Enniskillen	10
Foyle Gate Lodge, L'derry	1
Mill Place, Limavady	20
Woodbank House, Omagh	16
Total	**95**

Schemes for Learning Difficulties

Ardavon House, L'derry	10
Beechway House, L'derry	16
Belmont Cottages, L'derry	16
Iona House, Strabane	12
Mullagh House, Limavady	22
Railway Court, Omagh	23
Total	**99**

Foyers

Strand Foyer, L'derry	48
Total	**48**

Hostels & Refuges

84 Chapel Road, L'derry	1
36 Clarendon Street, L'derry	3
22 Pump Street, L'derry	8
Ashleywood House, L'derry	9
Foyle Valley House, L'derry	14
Methodist City Mission, L'derry	47
Northlands Centre, L'derry	8
Springwell House, Belfast	28
The House in the Wells, L'derry	25
Total	**143**

Sub-Total - Supported Living	**1050**
Sub-Total - General Needs	**2770**
Sub-Total - Other	**71**
Total Overall Stock	**3891**

Addresses

Sheltered Accommodation for Older People

Beechwood Court
Beechwood Avenue, L'derry
Scheme Manager: Catherine McCallion
Tel: 028 7126 6076

Brickfield Court
Blighs Lane, L'derry
Scheme Manager: Raymond Campbell
Tel: 028 7130 9104

Creggmount
Desmond Avenue, Claudy, Co. L'derry
Scheme Manager: Jenny McLean (Part-time)
Tel: 028 7133 7987

Culmore Park
Culmore Road, L'derry
Scheme Manager: Ann Smyth
Tel: 028 7135 3000

Fr. Mulvey Park
Westland Terrace, L'derry
Scheme Manager: Bredge Shettle
Tel: 028 7126 9064

Glenbrook House
Glenbrook Terrace, L'derry
Scheme Manager: Paul Taylor
Tel: 028 7126 3408

Mulvey House
Magirr Park, Strabane, Co. Tyrone
Scheme Manager: Julie Montgomery
Tel: 028 7138 3217

St. Canice's Close
Ballygudden Road, Eglinton, Co. L'derry
Scheme Manager: Jenny McLean
Tel: 028 7181 2177

Housing with Care Accommodation

Brookhill House
2 Lower Newmills Road, Coleraine, Co. L'derry
Officer-in-Charge: Denise Carson
Tel: 028 7032 7917

Killowen House
20 Killowen Street, Coleraine, Co. L'derry
Officer-in-Charge: Brenda Cunningham
Tel: 028 7032 9650

Housing with Care & Sheltered Accommodation

Abbey House
Little Diamond, L'derry
Officer-in-Charge: Vivienne McGlinchey
Tel: 028 7126 2385

Alexander House
Bishop Street, L'derry
Officer-in-Charge: Hazel Schwarz
Tel: 028 7136 3891

St. Julian's House
1 St. Julian's Road, Omagh, Co. Tyrone
Officer-in-Charge: Eilish Morris
Tel: 028 8225 0447

Housing with Care & Nursing Care Accommodation

Daleview House
Shepherds Way, Dungiven Road, Waterside, L'derry
Nurse Manager: Marcella McCorkell
Tel: 028 7131 2390

Parkview House
Parkview Road, Castlederg, Co. Tyrone
Nurse Manager: Davina McAllister
Tel: 028 8167 9192

Addresses > *Continued*

Nursing Care Accommodation

Bell-Gray House
48 Dublin Street, Newtownstewart, Co. Tyrone
Nurse Manager: Anita McGovern (Acting)
Tel: 028 8166 2075

Brookmount Nursing Home
4 Lower Newmills Road, Coleraine, Co. L'derry
Nurse Manager: Ann Bannister (Acting)
Tel: 028 7032 9113

Elderly Mentally Infirm Accommodation

Meadowbank
2 Donaghanie Road, Omagh, Co. Tyrone
Managed by: Age NI
Tel: 028 8224 2868

Mental Health Schemes

Ballyoan House
Gransha Park, L'derry
Officer-in-Charge: Lorraine Harkin (Acting)
Tel: 028 7186 0566

Clondermott House
17 Clondermott Park, Waterside, L'derry
Officer-in-Charge: Janice Anderson
Tel: 028 7131 2073

Dunvale House
Duncreggan Road, L'derry
Officer-in-Charge: James Crossan (Acting)
Tel: 028 7137 4130

East Bridge Place
Magee Court, Enniskillen, Co. Fermanagh
Move-on Accommodation for Clare House
Officer-in-Charge: Ann Marie Dolan
Clare House, 51 Chanterhill Road,
Enniskillen, Co. Fermanagh
Tel: 028 6632 6361

Woodbank House
9 Deverney Road, Omagh, Co. Tyrone
Officer-in-Charge: Caroline Swift
Tel: 028 8225 1762

Schemes for Learning Difficulties

Ardavon House
34 Northland Road, L'derry
Managed by: Ardavon Trust
Tel: 028 7126 4428

Beechway House
Shepherds Way, Dungiven Road, L'derry
Officer-in-Charge: Delma McCurry
Tel: 028 7131 2627

Belmont Cottages
Racecourse Road, L'derry
Officer-in-Charge: Gail McLean
Tel: 028 7137 2350

Iona House
19 Derry Road, Strabane, Co. Tyrone
Officer-in-Charge: Dolores Forbes
Tel: 028 7138 3400

Mullagh House
5 Roemill Road, Limavady, Co. L'derry
Officer-in-Charge: Karen Oldcroft
Tel: 028 7772 2466

Railway Court
O'Kane Park, Dromore Road, Omagh, Co. Tyrone
Officers-in-Charge:
Mairead Brogan/Alison Rafferty (Jobshare)
Tel: 028 8225 2629

Hostels & Refuges

Foyle Valley House
30 Foyle Road, L'derry
Manager: Maureen Slater
Tel: 028 7136 2689

Northlands Centre
Shepherds Way, Dungiven Road, L'derry
Managed by: Northlands Centre
Tel: 028 7131 3232

Springwell House
377-381 Springfield Road, Belfast
Manager: Donal Rogan
Tel: 028 9024 8801

The House in the Wells
130 St. Columb's Wells, L'derry
Manager: Andrew Bonner
Tel: 028 7126 7957

Foyers

Strand Foyer
79 Strand Road, L'derry
Foyer Manager: Louise Montgomery
Tel: 028 7128 1155

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