NORTHERN HOUSING CONSORTIUM
VOICE OF THE NORTH

0191 566 1000
enquiries@northern-consortium.org.uk
northern-consortium.org.uk
Northern Housing Consortium
@NHC



NORTHERN HOUSING CONSORTIUM

ANNUAL REPORT 2022

CHIEF EXECUTIVE'S INTRODUCTION

Last year, I wrote of the challenges we had faced and overcome in response to the pandemic. This year, we have been fully able to embrace a 'new normal', blending efficient, digital ways of working with a return to some of the face-to-face opportunities we have missed.

The flexibility and responsiveness of the Consortium's staff has been vital in helping us to meet the challenges and opportunities that have come our way.

In moving to a new way of working, I am proud we have achieved a balanced and flexible mix of virtual, face-to-face, and office work, establishing ourselves in our new Sunderland 'hub' office while still using the convenience and efficiency of virtual meetings. I am particularly energised by the resumption of some of our 'in person' events. The easy blend of this 'new normal' represents great progress and is allowing us to be connected to the membership we serve in the most appropriate and effective way.

2021 to 2022 was a busy year for the NHC as we developed our ambitious new Corporate Plan for the next three years; and positioned the North's housing sector to demonstrate our contribution to the Government's ambition to 'level up' the United Kingdom – a hugely significant direction for Northern regional housing providers.

As I write this, there is change and flux at government level which inevitably results in new priorities, however, we will continue the momentum we have established in the last year, with our new corporate objective to put 'housing at the heart of a rebalanced country'.

Within the NHC staff team, we welcomed several new members and expanded our Executive Team in line with our Corporate Plan, providing the capacity we need to ensure our solutions drive better choice and value for members, and drive income for reinvestment in the NHC and Consortium Procurement.
It is impossible to list all of the achievements we have made but we were delighted to pick up the 'best resident involvement initiative' at the recent Northern Housing Awards for the Social Housing Tenants' Climate Jury. I'm delighted for the tenants who worked so hard to develop their recommendations to the sector.

I am excited and optimistic about the NHC's strengthened vision and mission, and our future plans for delivering the priorities in the period ahead.

I thank our Chair for his service and leadership, and the Board members for their sage advice, and I also want to repeat my thanks to everyone working in the NHC for their hard work and achievements over the last 12 months, as well as to our members, partners and stakeholders for their contributions.
We look forward to another successful year, bringing together housing in the North to develop insight, influence and solutions for our members.





TRACY HARRISON

CEO, NORTHERN HOUSING CONSORTIUM

CHAIR'S FOREWORD

I am proud to present the Annual Report for the year ending in March 2022. Not only is this an important document providing transparency and accountability for the use of our resources, but it also provides me with an opportunity to reflect on all the incredible achievements of the NHC over the 12 months covered by the report.

We have seen some changes to the Board membership during 2021-22 and I would like to thank all members who have served on the Board for their invaluable contributions.

Over the course of 2021 to 2022, the NHC successfully concluded the delivery of one Corporate Plan, and developed a new and ambitious Corporate Plan for the next three years.

The NHC's Board held formal meetings quarterly, setting the strategic direction for the organisation. Our work takes place in the context of knowing that while life for many of us has resumed with some normality, the pandemic will have ramifications for the housing sector longer-term with the way people see the quality of their homes and the space around them changing and evolving.

The challenges in delivering housing sustainably have been compounded over the last year with a set of accumulating circumstances that have the potential to impact on the services our members provide. This places a greater importance on the NHC's influencing work which has at its heart the vision to help members create and regenerate sustainable homes and build the resilient, thriving communities that we all wish to see.

Of course, we cannot deliver better services without looking after the workforce. I recognise the ongoing challenge of continuing to raise the bar in the way we collaborate, innovate and make a difference. The member focus shown by Tracy and the NHC team not only continues but improves year on year: members truly are at the heart of everything the NHC does.

To conclude, I would like to say thank you to the hugely committed and professional team of NHC staff and my fellow Board Members for their ongoing work and commitment over the past financial year.



PAUL FIDDAMAN

CHAIR, NORTHERN HOUSING CONSORTIUM



NHC BOARD 2021 TO 2022



Paul Fiddaman (Chair)
Group Chief Executive,
Karbon Homes



Charlotte Norman (Vice Chair)
Group Chief Executive, Mosscare
St Vincents Housing Group



Steve Close
Chief Executive, Together Housing Group (Ex Vice Chair, Left November 2021)



Yvonne Castle
Chief Executive, Johnnie Johnson Housing



Nigel Wilson
Group Chief Executive, Gentoo



Léann Hearne
Chief Executive Officer,
Livv Housing Group



Paul Shevlin
Chief Executive, Craven District Council



Tony Reeves
Chief Executive, Liverpool City Council (Left September 2022)



Therese Patten
Chief Executive, Bradford District Care NHS Foundation Trust (Joined December 2021)



Lee Sugden
Interim MD, ALMO, Manchester City Council (Left December 2021)



Liz Haworth
Chief Executive, Halton Housing (Left August 2022)



Judith Furlonger
Head of Housing, West Yorkshire Combined Authority



Ian Wardle
Chief Executive, Thirteen Group (Left August 2022)



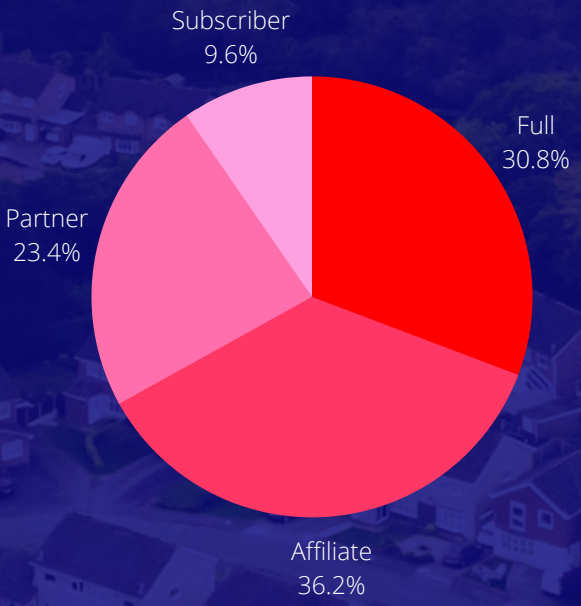
Karen Lythe
Assistant Director Strategic Housing, Doncaster Council (Left July 2022)



YEAR IN NUMBERS 2021/2022

TOTAL NUMBER OF MEMBERS: 478

MEMBERS BY TYPE:



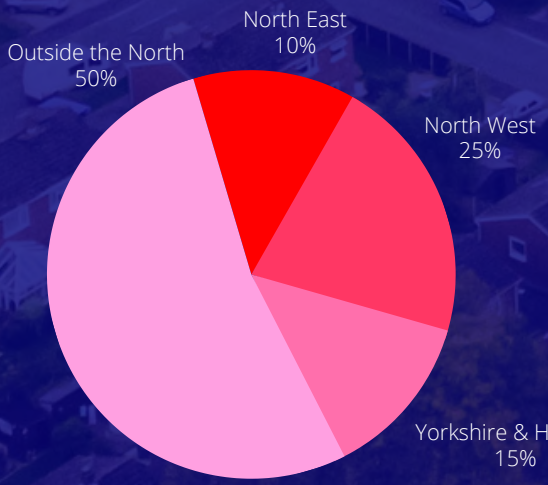
FULL — 147
COUNCILS, HOUSING ASSOCIATIONS, ALMOS AND COMBINED AUTHORITIES IN THE NORTH OF ENGLAND.

AFFILIATE — 173
HOUSING ORGANISATIONS OUTSIDE THE NORTH WHO JOIN TO ACCESS OUR PROCUREMENT SOLUTIONS.

PARTNER — 112
ORGANISATIONS WHO HAVE BEEN SUCCESSFUL IN BIDDING ON OUR FRAMEWORKS.

SUBSCRIBER — 46
ALL OTHER ORGANISATIONS INTERESTED IN WORKING WITH US OR ACCESSING OUR SOLUTIONS INCLUDING THOSE FROM OTHER SECTORS

GEOGRAPHICAL BREAKDOWN:



NORTH EAST — 66
NORTH WEST — 104
YORKSHIRE & HUMBER — 64
OUTSIDE THE NORTH — 260

TOTAL NUMBER OF EVENTS: 111

WE RAN 111 CONFERENCES, ROUNDTABLES, SEMINARS AND NETWORKS DURING THE YEAR; THE MAJORITY OF THESE RAN ONLINE. JUST UNDER 95% OF OUR MEMBERS ATTENDED AT LEAST ONE OF THESE EVENTS, DEMONSTRATING THE VALUE THE PROGRAMME PROVIDES TO THE MEMBERSHIP.

ANNUAL REPORT 2021-2022

2021-2022 marked the final year of the three-year NHC Corporate Plan adopted in 2019.

This Corporate Plan set out:

Our mission: A member services organisation for northern housing providers.

Our vision: To use our collective voice to have unrivalled influence in achieving housing policy that works for the North and provide outstanding services that support our members to create great places to live.

The plan set out five objectives to drive our work:

1. Connected to members at all levels
2. Unrivalled ability to shape and deliver services that add value for members
3. Craft messages and built an evidence base on the issues that matter to members
4. Ensure our messages reach and connect with decision makers and policy shapers
5. Solid financial footing

This was successfully concluded and an ambitious new corporate plan and set of objectives was created with input from the full staff team including refreshed values and the introduction of three cross-cutting themes: sustainability, wellbeing and equality, diversity and inclusion. This will build on the success of the last three years and drive an even more ambitious vision for housing in the North. As part of this more ambitious vision, the NHC has outlined two specific areas of focus in its influencing ambition: to meet the Net Zero challenge and to ensure housing is at the heart of a rebalanced country.

OUR MEMBER-LED ENGAGEMENT PROGRAMME

Our members are at the heart of everything we do. Our engagement programme draws on our insight and understanding of member needs, building strong and deep relationships across our membership of local authorities, housing associations, ALMOs and combined authorities. The programme supports our influencing activity, but is also diverse and responsive to member needs.

Our engagement events are built on a solid understanding of business intelligence, ensuring members' challenges and points of view are reflected throughout the programme. They include conferences, roundtables, seminars and networks.

Understanding and making the most of the NHC's unique and diverse membership base is central to the provision of an unrivalled programme which delivers value for members.

Over the course of 2021-22, we engaged with all NHC members in the North East, North West and Yorkshire and Humber regions.

We ran 111 conferences, roundtables, seminars and networks during the year; the majority of which were online. Just under 95% of our members attended at least one of these events, demonstrating the value the programme provides to the membership.

Our range of networks includes:

- Building Safety
- Communications in Housing
- Disrepair
- Executive Assistant
- Housing Ombudsman Bilateral
- ICT Professionals
- Leasehold & Shared Ownership
- North East Child Poverty group
- Northern Policy
- Northern Homelessness
- Northern Youth network
- Private Rented Sector
- Procurement
- Regulation & VFM
- Asset Management
- RSH and NHC Bilateral
- Safety in Neighbourhoods
- Voids & Allocations

Overall, the NHC's engagement programme is designed to appeal to a wide range of job roles, and levels, within our membership, ensuring both strategic and practitioner-level support.

The Northern Housing Summit, the NHC's flagship event, was held online for the second time in 2021. We welcomed Lord Callanan, Parliamentary Under Secretary of State at the

Department for Business, Energy and Industrial Strategy and the then Housing Minister Eddie Hughes MP to the event, which over 180 delegates attended.

Our two annual tenant and resident events, attended by around 400 social housing tenants and practitioners working across resident involvement teams, were also held online in 2021. These events hosted speakers from the Regulator of Social Housing, the Housing Ombudsman and colleagues from the Social Housing Stigma Campaign, along with a number of practical workshops showcasing good practice initiatives in tenant engagement and scrutiny.

In January 2022, the NHC launched the Social Housing Tenants' Climate Jury webinar series. The series was designed to build on the Tenants' Climate Jury project which ran from July – September 2021, exploring the recommendations the Jury produced and the issues raised.

Across five different sessions, expert speakers, including commentators who originally gave evidence to the Jury, discussed examples of what the group felt represented good practice in decarbonising homes, as well as the wider implications of retrofit and climate change the Jury highlighted as core concerns for tenants.

Executive engagement through Influence North

Influence North is the NHC's executive engagement programme, designed to give executives in our membership the opportunity to hear from government officials and from thought leaders from inside and outside of the sector. We continued this programme throughout 2021, bringing members together with the Regulator of Social Housing, the Bank of England, Inside Housing and officials from BEIS and Homes England.

The future of the engagement programme

We have asked members about their needs from the programme going forward now that face-to-face events are once again possible. Members told us they value the online programme and the efficiencies this creates for them, but that for some events, face-to-face works better.

For 2022 and beyond, we are creating a mixed programme of events: the majority of our events will stay online, with face-to-face opportunities where appropriate. Where we run an in-person event, we will deliver this in the most sustainable way possible, ensuring minimal paper materials are used.

Our Business Improvement Services

We continue to support our member organisations through our Business Improvement Services, providing independent, critical-friend analysis and consultancy. Our reviews are carried out directly by the NHC using our own in-house team, complemented by the specialist expertise of our high-quality associates.

As the effects of the pandemic lessened over the year during 2021-22, we were able to get back on-site and directly support our members. We carried out specific reviews on Housing Options services and Repairs and Maintenance services during the year.

At this time of changing regulation, we have built on our excellent links with the Regulator for Social Housing, and the Housing Ombudsman Service. We facilitate regular meetings for members with both regulatory organisations, and we represent members on the RSH Advisors' Panel.

Unlocking Success Tenant bursary

During 2021 to 2022, the NHC continued to operate our Unlocking Success Tenant Bursary Scheme which helps our members to support their tenants in their learning and skills development, increasing their future employment potential. The scheme, funded through the Northern Housing Consortium Charitable Trust, awards bursaries of up to £500 which can be used to pay for course fees, books, equipment, travel costs, childcare or living costs. The scheme gives priority to students falling into vulnerable groups who might need a greater level of support to enable them to continue to participate in their learning.

This year, we received 18 applications from 7 of our members and awarded 12 grants totalling £6,000 paid out to tenants to support their learning and development needs. This means there have been 66 awards in total since the launch in 2019 and a total of £24,200 in grants awarded through 42 member organisations.

This scheme has made a huge difference to individuals.

I was really grateful for being accepted for the grant. I used the money to complete the training and get the certification needed to become a fully qualified telecoms engineer. This has since allowed me to get a job ready for Christmas and the birth of my first child, thanks for accepting me on as it has put me in the best position I could be in at this point in time. (Thirteen Tenant)

When I received the money I felt supported, happy and excited. Feeling positive for the future and humbled to get the help as I don't have any family support at all so thank you so much. This opportunity will change my life in a positive way because after the 1 year course I'll have more knowledge and understanding and confidence hopefully to go onto better things. (Gateshead Tenant)

Thank you so much for this bursary - it is going to go a long way to help me. Not only will it go towards extra training/experience, in addition to the barbering course I've already done at college, but it will also help me to purchase those final pieces of equipment I need to succeed in my chosen career. (Halton Housing Tenant)

UNLOCKING SUCCESS

Northern Housing Consortium Bursary Scheme

66

bursaries awarded since launch in 2019

£24,200

in funds awarded to successful applicants

42

member organisations have been involved in the scheme

What can we fund?

A bursary award can support with the cost of learning itself, or if tenants are already involved in an area of learning it can help to fund



Fund Books



Equipment



Travel Costs



Childcare



Living costs

For more information visit:

www.bursary.northern-consortium.org.uk

FIND OUT MORE ABOUT THE UNLOCKING SUCCESS BURSARY SCHEME HERE.

OUR EVIDENCE BASE

Social Housing Tenants' Climate Jury

The Social Housing Tenants' Climate Jury brought together 30 social housing residents from across the North in a unique project that sought to put tenants' voices at the heart of the housing sector's efforts to meet the net zero challenge. In November 2021, the Jury launched its recommendations to the sector; their views as to how tenants, social landlords, and other place-based organisations can work together to make decarbonising homes as much a collaborative effort as possible and embed community building principles into making neighbourhoods greener and more sociable.

Around ¼ of the North's carbon emissions come from our existing homes. To meet the challenge of net zero, over 1million social rented sector homes across the North will require retrofit measures. NHC members understand that these are people's homes, and any successful decarbonisation project must ensure tenant's opinions, ambitions, and worries, should be heard.

That is why the NHC, alongside partners First Choice Homes Oldham, Karbon Homes, Salix Homes, Thirteen and Yorkshire Housing, established the Social Housing Tenants Climate Jury. Taking the concept of a climate citizens jury, already seen at a national level and in various areas across the country, and using it to place tenants at the heart of the discussion on retrofit.

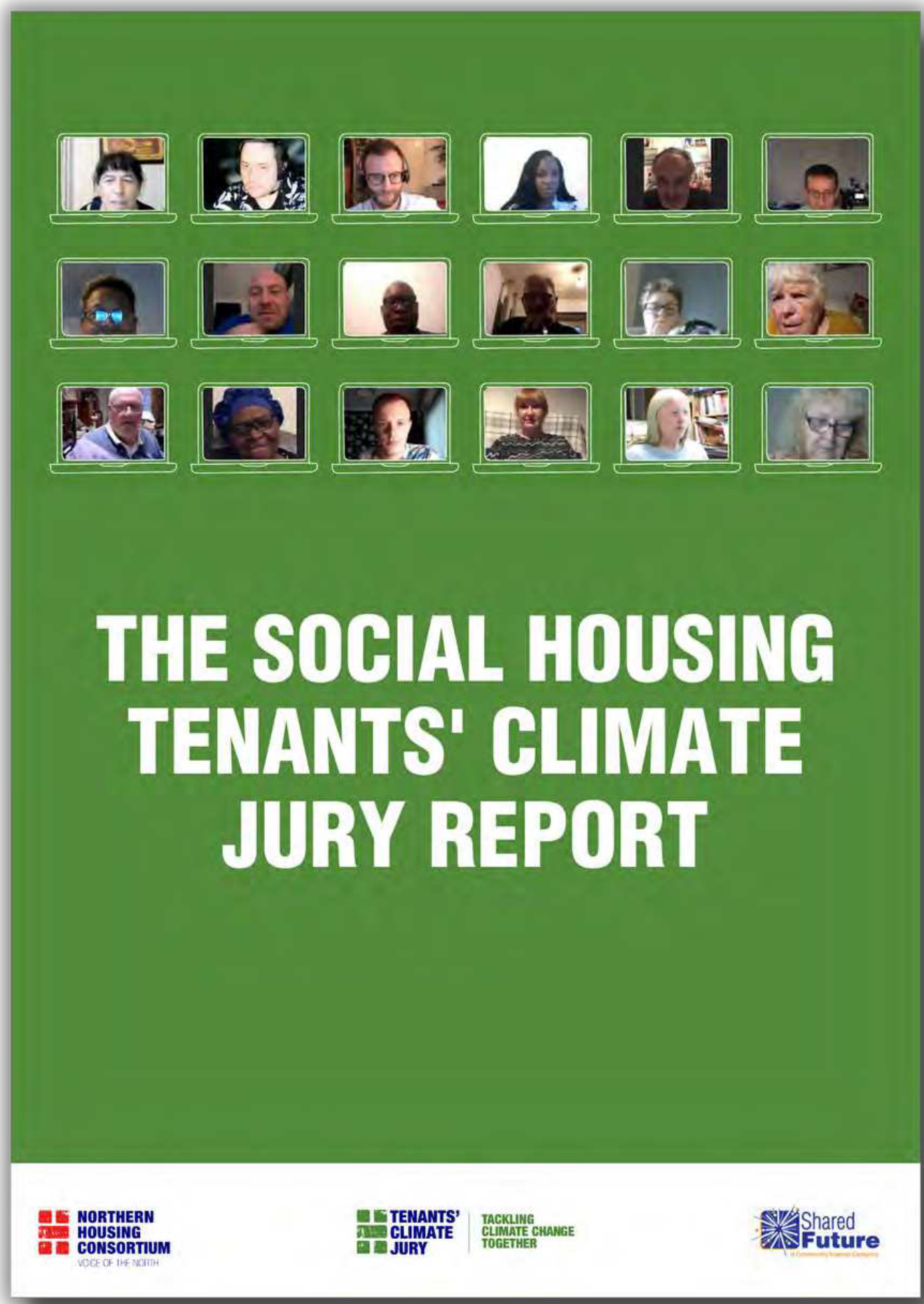
As part of the project, 7500 letters were sent out to randomly selected households from the tenant bases of the five housing association partners to register interest in taking part in the Climate Jury. From those that responded a final 30 tenants were recruited by random stratified selection. The profile of the Jury membership reflected the diversity of the population of tenants from across Housing Associations in the North of England.

Over ten sessions from the end of July to the end of September 2021, the group met to answer the question: "How can tenants, social housing providers, and others work together to tackle climate change in our homes and neighbourhoods?"

The jury worked hard, listening to each other and sharing experiences and opinions. To help them with their task, they received presentations from nineteen 'commentators', experts in their field covering climate science, retrofit design and installation, renewable heating technology manufacturing, and government representatives. The Jury also heard directly from tenants with both positive and negative experiences of having their home retrofitted, as well as housing associations themselves on how they're navigating the challenge of Net Zero alongside other priorities. The project was monitored by an Oversight Panel which was formed to ensure the process was robust, fair and unbiased.

This panel met parallel to the jury and was made up of a range of project partners and stakeholders and experts representing national, regional and local governance, the civil service, the tenant voice agenda, retrofit practitioners, academia, and the charitable sector. The process was designed and facilitated by the social enterprise Shared Future.

Their report explains the process followed and, in their own words, the conclusion of the Jury responding to the Jury question in the form of a statement and a series of recommendations offering their perspective on issues central to retrofitting homes; renewable heating



READ THE SOCIAL HOUSING TENANTS' CLIMATE JURY REPORT HERE.

technology, costs and disruption, transparency and communication, and placing retrofit as one part of tackling climate change across neighbourhoods.

The Jury has garnered national attention and has received multiple invitations to speak at conferences across the country. Jury representatives have also shared their recommendations at tenant roundtables from Cumbria to Cornwall. The Jury was awarded Best Resident Involvement Initiative at the Northern Housing Awards and continues to shape the NHC's work programme.

Northern Housing Monitor and Database

In 2021, the NHC published its first Northern Housing Monitor - an analysis of Northern housing data and a 'State of the Region' report highlighting emerging trends and identifying the developments which have the most significant impacts on people, homes and neighbourhoods in the North.

Produced by experts at ARC4, we believe this is the first detailed collation of Northern housing data. To have such an amount of regional data presented in a consistent and reliable form which can be used by everyone with an interest in housing in the North is, we believe, a unique product which fills a gap in data analysis at a regional level.

The Databank was created as an accompanying interactive geographic look-up tool to the Northern Housing Monitor and was a member-only tool.

Wherever the data allows, the Databank provides members with national, northern, regional and local comparisons – so members can get accurate data for their district or city region, and see how it compares to the rest of their region, the North and England as a whole. The NHC hopes this will work to build responsiveness to housing needs at a local level, and to support developing targeted strategies that respond to the differing needs of local areas.

The Northern Housing Monitor was launched to the housing sector in August 2021 with a media campaign and website landing page which generated over 8000 visits over the year.

Business Unusual

The Graduate Employment Mentoring (GEM) Programme, in conjunction with the NHC, launched the *Business Unusual: The Future of Work* research programme to undertake a series of bite-sized research pieces providing an insight into how the future of work has changed to inform the thinking of senior leaders and people of influence across the housing sector.

The research is led by current and former GEM students who are working across housing sectors in the United Kingdom (UK), Canada and Australia. As the next generation of housing sector leaders, their aim was to provide a first-hand view of the future of work in the context of the drastic changes experienced over the last two years.

The first report, "*Remote working - changing employment and psychological contracts'* was launched in June 2021 and was written from the unique perspective of upcoming housing professionals, offering insight and views on the experience of younger employees around themes such as remote working, career development and mental health and wellbeing.



READ THE NORTHERN HOUSING MONITOR 2021 HERE.

This second research project was titled: C*areer progression and professional development in the changing work environment* and was launched last summer.

Building on our evidence base in 2022

Our Executive Director, Brian Robson, sits on DLUHC's Decent Homes Standard (DHS) Review Sounding Board. The Department for Levelling Up, Housing & Communities (DLUHC) is reviewing DHS as part of its agenda to improve standards for renters, expand opportunities for resident engagement, and create a sense of pride in communities. The government has proposed applying the renewed DHS across the social sector, and is consulting on the principle of applying it in the private rented sector (PRS).

To inform this initiative the NHC working with the UK Collaborative Centre for Housing Evidence, has commissioned an evidence review focused on implementation of DHS1 and contemporary housing issues relevant to the development of DHS2. This evidence review has two primary objectives. The first is to act as a source of evidence to inform government strategy and policy on improving housing decency, the second is to offer insights for housing practitioners and professionals in responding to the renewed interest in Decent Homes, including lessons for implementation of a possible DHS2. The review will be launched in the autumn of 2022 to members and government stakeholders.

In the summer of 2022 the NHC launched a key chapter of the new Northern Housing Monitor: *The North's Private Rented Sector* which revealed residents of private rented homes across the North of England face low standards, rising rents and a chronic lack of stability. It shows that of the 1.2 million (or 17.4%) northern private renter households, almost a third (30%) of properties across the North were of a 'non-decent' standard in 2020, with improvement over the last ten years solely due to an above England average 47% improvement in the North West housing stock. This keynote chapter received widespread regional media coverage.

The new Northern Housing Monitor will be launched in Autumn 2022 covering eight chapters on energy efficiency, supply, affordability, homelessness, affordability and, support with housing costs, the levelling up challenge, stock condition and private renting.

Our Chief Executive joined Chief Executive of Livin, Alan Boddy, and his team to meet with local MPs Paul Howell (Sedgefield) and Dehenna Davison (Bishop Auckland) at Livin's Jubilee Fields Estate in Shildon, County Durham.



OUR EFFECTIVE CONNECTIONS

All Party Parliamentary Group for Housing in the North

The APPG for Housing in the North is a Parliamentary group of Northern MPs and Peers, supported by the NHC as Secretariat. The APPG meets quarterly to discuss a range of issues and provides an important forum for parliamentarians to meet with key stakeholders and senior leaders from the NHC membership.

Across 2021-2022 the APPG has closely followed the-then Government's Levelling Up Agenda, with meetings built around ensuring housing investment, and housing providers, can contribute fully to tackling local and regional inequalities.

Green Jobs, Housing, and Skills

In October 2021 the APPG held its first joint event alongside the APPG for Housing and Social Mobility. 'Green Jobs, Housing, and Skills' reflected the APPGs' shared-interest in the development of green jobs and the social housing sector.

The session brought together Government Ministers, Parliamentarians, and key industry stakeholders to discuss scaling up and coordinating the skills supply chain for retrofit works, and how to link job creation in 'good, green jobs' to local areas with social housing tenants benefitting from the sector's central role in driving domestic decarbonisation projects.

The meeting was notable for a comprehensive discussion with Lord Callanan, Parliamentary Under Secretary of State and Minister for Business, Energy and Corporate Responsibility.

Levelling Up, Energy Efficiency, and the Cost of Living

In March 2022 the APPG held a timely forum on the cost of living crisis, exploring the relationship between living standards and the APPG's priority of improving the energy efficiency of homes.

Speakers including National Energy Action, the Centre for Sustainable Energy, and NHC members discussed the support being provided to those in or at risk of becoming fuel poor, as well as the barriers to making homes of all tenures more energy efficient.

A Fairer Private Rented Sector

In June 2022 the APPG held a Parliamentary Briefing on the Government's Renters' Reform White Paper – 'A Fairer Private Rented Sector'.

Members of Parliament representing communities from across the North were joined by a variety of stakeholders offering comment and analysis. The NHC offered a northern perspective on the implications of the White Paper, whilst Generation Rent and the National Residential Landlords Association attended to give their views. Finally, a selection of NHC



Ahead of the Spending Review, NHC Chief Executive Tracy Harrison featured on BBC Look North as part of BBC Breakfast and then on Politics North a few days later using statistics from the Northern Housing Monitor and highlighting the NHC's asks.

members shared their experiences directly with Parliamentarians on their work to raise and enforce standards and quality across northern neighbourhoods.

The meeting was held as part of the APPG's longstanding interest in this agenda, building on the recent Inquiry into Property Standards in the Northern PRS which was supported by the NHC and based on the evidence provided by NHC members.

'Influence North' executive engagement programme

As mentioned earlier, the NHC held a range of roundtables over the 2021 to 2022 period with various decision makers. In May 2021, we were joined by Peter Freeman – Chair of Homes England – for an executive roundtable, providing a great opportunity for NHC members to influence the agency's direction and ensure housing policy works for the North. In May 2021, we also held an executive roundtable with Lord Callanan, the Minister for Climate Change at BEIS to discuss the Social Housing Decarbonisation Fund and the net zero agenda. In February 2022, we held another online executive roundtable with Fiona MacGregor, Chief Executive of the Regulator of Social Housing to discuss changes to regulation of the social housing, including to consumer regulation and the proposed Tenant Satisfaction Measures. These events formed part of the NHC's 'Influence North' executive engagement programme, which also included a round of Chatham House engagements with the Bank of England's Regional Agents.

Visit to Livin Shildon estate with local MPs

In November 2021, our Chief Executive and Executive Director (Policy and Public Affairs) joined Chief Executive of Livin, Alan Boddy, and his team to meet with local MPs Paul Howell (Sedgefield) and Dehenna Davison (Bishop Auckland) at Livin's Jubilee Fields Estate in Shildon, County Durham. The purpose of the visit was to provide the local MPs with an overview of placemaking and decarbonisation plans at the Jubilee Fields Estate and demonstrate the links between Livin's place making and the Government's Levelling Up agendas.

Submitted evidence

In August 2021 the NHC submitted written evidence to the Commission on Creating Healthy Cities, established by Kellog College Oxford and the Global Centre on Healthcare and Urbanisation. We were pleased to see the Commission's final recommendations included increasing the supply of affordable housing and establishing a long-term retrofit strategy.

We have continued to submit oral and written evidence to Parliamentary Select Committees, which produce recommendations to which Government is obliged to respond. Our Executive Director (Policy and Public Affairs) provided oral evidence to the (then) HCLG Select Committee's Inquiry into Local Government and Net Zero in July 2021; and our Senior Policy Advisor, Karen Brown, provided oral evidence to the LUHC Select Committee's Inquiry into Social Housing Regulation in February 2022.

The Housing, Communities and Local Government Committee launched an Inquiry into the Regulation of Social Housing, which examined the quality and regulation of social housing and the Government's proposals in the social housing White Paper for improving the regulatory regime. The NHC gave oral evidence to the Inquiry in January 2022 and answered MPs questions on the quality of social housing, social housing providers' resources, and their ability to maintain and improve their housing stock, and whether the current regime for regulating social housing is fit for purpose.

The session also discussed the role and power of the Regulator and the Housing Ombudsman. The NHC responded to the Ombudsman's business plan feeding in discussions we have held with member organisations and tenants particularly on housing decarbonisation.

Social housing regulation was high on everyone's agenda during this year. The NHC responded to the Regulator's consultation on the introduction of Tenant Satisfaction Measures which aim to provide tenants with reliable, consistent information about the range of services provided by landlords as part of a new consumer regulatory regime.

The NHC also responded to a consultation on the New Homes Bonus with options for reforming the programme linked to proposals for planning reform.

Contributing to government policy development

The NHC engages regularly with officials in both the Department for Levelling-Up, Housing and Communities and the Department for Business, Energy and Industrial Strategy, which covers the increasingly important decarbonisation agenda. Our Chief Executive, Tracy Harrison, represents the North on BEIS' Social Housing Decarbonisation Fund Consultative Panel, influencing the operation of this £3.8bn fund. Our Executive Director, Brian Robson, sits on DLUHC's Decent Homes Review Sounding Board.

The NHC in the media – assisting in delivering our key messages

The NHC continues to seek coverage in the trade and regional media for our work, where we feel this will assist in delivering our messages to decision-makers and policy-shapers. In the year 2021-2022 the NHC was mentioned in 51 media articles, 45 of which were on topic with our main influencing priorities.

The launch of the Social Housing Tenants' Climate Jury was covered as an exclusive in Inside Housing which included a news release announcing the launch and a comment piece by our Chief Executive, Tracy Harrison. It was also covered later in a number of regional and trade press and further features from Inside Housing. The launch of the Jury report and recommendations offered further exposure and was covered in seven media articles including one of the jurors featuring on BBC Radio Leeds, a feature piece in Inside Housing, the front page of the Yorkshire post and in a longer Yorkshire Post article online.

The Northern Housing Monitor was covered in 16 media articles including a news article, comment piece and 'month in numbers' within Inside Housing. Key statistics were mentioned

in Guardian article and also featured in significant media outlet emails including Housing Net News – headline story, the northern agenda and Inside Housing as their headline story.

Ahead of the Spending Review, Tracy featured on Look North as part of BBC Breakfast and then on Politics North a few days later using statistics from the Northern Housing Monitor and highlighting the NHC's asks.

The NHC joined other housing bodies and charities to support a number of campaigns including an energy hardship fund organised by HACT, a campaign by Child Poverty Action Group to call on the Chancellor to increase benefits in the spring statement and a letter urging government not to cut Universal Credit organised by the Joseph Rowntree Foundation.

Connecting with decision makers in 2022

We hold regular executive roundtables for our members with a range of decision makers and have a busy executive engagement programme planned for the rest of 2022 and into 2023.

Over the summer the NHC held two online roundtables with Selvin Brown, Director of Net Zero Domestic Buildings at BEIS, to discuss the Social Housing Decarbonisation Fund and BEIS's work on other decarbonisation projects. We have also held a roundtable with Shadow Minister for Housing, Matthew Pennycook MP and are planning a tour of West Yorkshire with Emran Mian, Director General of Regeneration at DLUHC. Finally, in November we will welcome Housing Ombudsman, Richard Blakeway, for an executive engagement with members to discuss the current issues affecting social housing landlords and their tenants.

Peter Gibson (Conservative MP for Darlington) took the issue of poor energy performing homes in the North to Westminster Hall. Debates in Westminster Hall allow MPs the opportunity to raise issues of local or national importance where they receive a response from the relevant government minister. Peter Gibson asked the NHC to provide a briefing on this issue and subsequently all northern MPs were sent a briefing titled: 'Energy Efficiency in the North'. During the debate, Gibson referenced the briefing provided by the NHC and cited the Northern Housing Monitor as well as the NHC's Northern Powerhomes report.

At the Northern Housing Summit 2022, members will have the opportunity to hear from Lord Jim O'Neill, Crossbench Peer and architect of the Northern Powerhouse initiative, Housing Ombudsman Richard Blakeway, Fiona MacGregor (Chief Executive of the Regulator of Social Housing), and Selvin Brown (Director of Net Zero Domestic Buildings at BEIS).

OUR PROCUREMENT SOLUTIONS - PROVIDING YOU WITH A TRUSTED PROCUREMENT ROUTE

In addition to representing the views of housing organisations in the North of England, the NHC has seen our vibrant commercial arm, Consortium Procurement, go from strength-to-strength. With over 400 members across the whole of the UK, we have provided public sector bodies with a compliant and trusted procurement route for nearly 30 years.

This has led to us supporting our members with significant savings on their procurement activities across the last year. Our surplus is reinvested into our main focus – to represent our members interests and ensure they are heard at a regional and national government level.

Consortium Procurement continues to support our members with expert advice from our commercial team and engagement around our Frameworks and Dynamic Purchasing Systems (DPS).

Typically, our members engage in a discussion with us if they are:

- Frustrated that their existing procurement processes aren't delivering cost-efficiencies
- Worried that their suppliers can't deliver the scale & quality of services required
- Concerned that their buying processes aren't compliant
- Simply overwhelmed by new requirements, such as Retrofit and Net Zero.

Although virtual consultations have continued to form the majority of external engagement this year, we have encouraged and started to see an uplift in face-to-face engagement. In addition, our range of offerings has expanded with the launch of the Grounds Maintenance DPS, along with a re-procurement refresh for the following:

- Heating, Ventilation, and Air Conditioning (HVAC) + Refrigeration, Drainage and Plumbing 21-31 (DPS)
- Stairlifts, Lifting Equipment and Property Adaptations 22-26
- Tenants' Contents Insurance (SIMPLE) 22-26

Our HVAC+R and Cleaning DPS solutions have seen an increase in the number of suppliers, with the former continuing to drive our focus around net zero with a wide range of low-carbon alternatives including air, ground and water source heat pumps, biomass boilers and solar thermal heating systems. The DPS approach also provides enhanced access for the local supply chain, alongside allowing our members to access a mix of national and local providers.

Consortium Procurement
reduce risk, save time, save money, be compliant

BENEFITS OF MEMBERSHIP

As part of your membership fee, you have:

- Free access to our procurement solutions
- Dedicated Account Executive to guide you through available solutions
- Dedicated procurement professionals who will carry out the tender process for you
- An average saving of £8,000 from using our procurement professionals, rather than using your internal resource.

NUMBER OF MEMBERS USING OUR FRAMEWORKS:	**278**
NUMBER OF LIVE CONTRACTS AS AT 31ST MARCH 2021:	**255**
NUMBER OF ACCOUNT EXECUTIVE CONSULTATIONS DURING THE YEAR:	**2611**
NUMBER OF CALL OFFS COMPLETED /AWARDED DURING THE YEAR:	**189**

CURRENT FRAMEWORKS/DPS

Consortium Procurement
reduce risk, save time, save money, be compliant

COMPLIANCE

- Asbestos, Legionella and Mould Management
- Asset Management Software
- Audits
- Compliance Software
- Dry & Wet Risers
- Ecological
- Energy Testing
- General Asset Consultancy
- Heating Drainage & Plumbing (DPS)
- Land Surveys
- Passenger Lifts
- Radon Gas
- Smart Heating Systems
- Sprinkler and Water Mist Systems
- Stock Condition
- Structural Surveying
- Traffic and Transport Surveys
- Heating, Ventilation, and Air Conditioning (HVAC) + Refrigeration, Drainage and Plumbing DPS

INDEPENDENT LIVING

- Stairlifts, Lifting Equipment and Property Adaptations
- Technology Enabled Care Services

PROPERTY SAFETY

- CCTV Systems
- Door Entry/Access Control
- Fixed Electrical Testing
- Intruder Alarms
- Lightning Protection Systems
- PAT Testing
- Remote Monitoring
- Site Security
- Void Security, Clearance and Cleaning

FINANCIAL SERVICES

- Commercial Insurance (DPS)
- Electronic Payment Services
- Office Administration
- Payroll and Pension Services
- Salary Sacrifice
- Tenants Contents Insurance

CLEANING

- Building Exterior Cleaning (all types)
- Catering Facilities Cleaning – commercial & domestic
- Chimney Cleaning/Sweeping
- Cleaning: General, Deep, Specialist, Trauma
- Cleaning Supplies (including consumables and equipment) – supply only
- Commercial Laundry Services (including sterilisation)
- Commercial Vehicle Cleaning – general & specialised (i.e. decontamination)
- Graffiti & Chewing Gum Removal
- IT Equipment Cleaning
- Washroom Services
- Window Cleaning (all types)

OTHER

- Cleaning DPS
- Grounds Maintenance (DPS)
- Residential Property Development and Asset Management (DPS)
- Business Mobility and Fuel Management
- Furniture Services
- Information Technology (IT) Services
- Occupational Health Services
- Provision of Electricity
- Provision of Natural Gas



JAMES EALEY
Executive Director (Commercial)

Framework and DPS Agreements - Consortium Procurement

0191 565 6216

james.ealey@consortiumprocurement.org.uk

Financial performance for the year remained very positive. The final position outturn at £1,424,823, represented an upweight of 18% against the reforecast (£222,240). This was driven by the areas of TECS (Technology Enabled Care), CPC (Consortium Procurement Construction), EPS (Electronic Payment Services), Furniture, Passenger Lifts, Property Safety & Security with a standout upweight in the area of Stairlifts, Lifting equipment and Adaptations.

A further contributory factor to this performance was the introduction of automated collection from our online portal, MyNHC, for all suppliers, which has continued to progress well as suppliers become more used to the system, making the administration process more efficient for all involved.

Our partnership working

Partnership working continued to be of strategic importance for us across the course of the year and enabled further growth of the business outside of the core Northern geography. Notably, our work as part of Consortium Procurement Construction (CPC) worked well with the London Housing Consortium (LHC), alongside several notable successes with the Southern Universities Purchasing Consortium (SUPC) and the Northern Ireland Federation of Housing Associations (NIFHA).

The development of the new corporate plan for 2022-2025 also ensured that the strategic goal for the Consortium Procurement was further refined and encapsulated as follows:

To be the UK's trusted number one choice, providing compliant procurement solutions that improve homes, buildings and estates, creating great places and delivering great mutual value.

Our new Executive Director (Commercial) was appointed towards the end of the reporting period to develop and drive the strategic approach to deliver on this objective moving forward.

Increasing knowledge and sharing best practice with our procurement roundtables

Our members value the opportunity to share best practice and we continue to run our well-established procurement roundtables.

These events provide a forum for procurement professionals from our membership to network, discuss current and emerging procurement issues, help shape our framework development plan, and explore opportunities for collaboration. Free to attend, they cover a wide range of topics across the year, flexing agendas to be able to discuss emerging issues, which this year have included net zero, modern slavery, contract management, fire safety and the changing legislation, and supply markets and the impact of the Ukraine/Russia conflict. In addition to our roundtables, we continue to run a range of topical webinars, covering subjects such as: Mould and Damp, Radon Gas, Brexit and the Transforming Public Procurement Green Paper, and the Analogue to Digital Switchover.

OUR OPERATIONS - ENSURING WE ARE A STRONG AND WELL-RUN BUSINESS

At the heart of our excellent services lies an efficient, and well-embedded set of operational processes, supporting our people, supporting our systems and information, and supporting our finances.

The NHC's financial results for the year have been outstanding, partly as a result of returning to more normal conditions following the initial Covid lockdowns in 2020 to 2021, but largely due to the follow-through of the return on investment made in our procurement solutions from 2018. We have continued to expand our range of solutions through the year, and also to new members, geographies (across the UK including Northern Ireland) and sectors (including NHS, Education and blue-light services). This funding return has also been supported by excellent retention of subscriptions from across our core Northern membership base of social housing providers and local authorities who have continued to see the benefit of our member engagement, policy and influencing offerings.

In addition to retaining our membership base, at the year end, the NHC held £1.9m of net assets (before pension liability) and a strong forward book of procurement contracts as well as a solid rate of ongoing solution contracting that puts us in an excellent position to fund future growth to support our members' needs yet further. The NHC's operational surplus (before pension valuation adjustments) in 2021 to 2022 was £0.35m for the year driven by the return from our procurement solutions but also a continued lean approach to operations. We continue to invest our funding predominantly in our people with around 83% of our cost base directed towards staffing costs including training and development. Conversely, our 2021 to 2022 results saw amounts spent on premises and travel costs combined reduced to less than 1% of our total expenditure base.

Our pension liability valuation reduced slightly from £4.4m to £3.7m at the year end and we continue to work with the Fund to devise a long-term plan to proactively manage down the deficit with the support of our Audit and Risk Committee and external expert advice. Through management of this deficit we can ensure NHC's sustainability so that we can continue supporting our members long into the future.

Commission Collection

Our MyNHC membership portal has continued to grow both in the number of users who access it and the variety of business areas that it supports. The most important development has been to embed the complete contact spend life cycle process within MyNHC.

This development allows our suppliers to provide contract spend information easily and conveniently directly into our MyNHC portal. This new process helps to ensure that information is collected in a timely fashion and also allows the NHC to monitor the performance of our Procurement contracts making sure that our members are receiving the best service possible. This new process is a critical part of ensuring that future revenue is protected. Upcoming developments to improve this process are planned, these include ways to further audit information that is received via MyNHC. We are also planning to digitally

connect some of our administrative systems further to allow for even more efficiency savings.

Contract Alert System

NHC has developed a contract alert system that helps our members remain compliant while using our Consortium Procurement solutions. This fully automated process notifies our members when a contract they have procured is due to expire and identifies the potential risks associated should that happen. We provide our members with advice and support, so they understand what is required to remain compliant.

Our IT infrastructure

The NHC is committed to investing in its IT infrastructure to ensure that it is reliable, secure, and suitable to underpin the great work that we do to support our members. We have developed several custom administrative systems which have replaced legacy processes. These new systems have been tailored to provide an efficient solution using a modern and secure platform.

The NHC continues to be a flexible origination with the ability to respond quickly and effectively to support our members. Our IT systems allow our staff to work in an equally flexible way. We continue to develop and innovate our IT infrastructure to support the needs and working patterns of our team.

OUR PEOPLE - ENCOURAGING AND ENABLING STAFF DEVELOPMENT AND WELLBEING

Our hugely passionate and committed staff team lie at the heart of everything that we do. Working with the backdrop of Covid during 2020 to 2021, we continued to work remotely, connecting continually through virtual means and using face-to-face when it was possible and appropriate to do so. Despite the difficulties presented by lockdowns, we seized the opportunity to improve the way we worked on a more permanent basis and following our staff-led 'Flexible Futures' project which reviewed our ways of working and explored alternatives, we opted to move into a smaller office base at Hope Street Xchange (part of the University of Sunderland facilities) which acts as a collaborative hub with provision for desk-based and more collaborative work. This space, alongside our quarterly in-person meetings for the full staff team, has become the central focus of our face- to-face connections, optimising our productivity whilst ensuring we can all keep in touch.

Whilst maintaining this important office 'hub', we also continue to ensure that staff can work safely and securely from their home environments, and they have really valued the flexibility these working arrangements offer for them to each carry out their diverse roles in the most effective way. The NHC's new, agile way of working has also opened the opportunity to attract talent from a pool of staff outside the North East and we have four of our thirty-four staff who are non-North East based. The NHC has a well-embedded system of line management check-in which is supported through our online Performance and Wellbeing System (PAWS). Conceptualised and developed in-house using Microsoft Dynamics, it is designed to link together regular performance and wellbeing checks with annual objectives and review processes. Each staff member has objectives which link directly to the Corporate Plan and through a single system we are then able to ensure we remain focussed on these overarching objectives as we carry out our day-to-day work. We have rolled out the initial phase and plan to roll out the subsequent phase to link in wellbeing checks in the near future.

We encourage our staff to become subject matter experts in their field, ensuring that members receive the best value for their membership, and we have continued to invest in bespoke training and development plans to allow our staff to do this. Sometimes this involves simple shadowing of colleagues, but we have also invested in coaching and manager training, policy related training as well as role-specific professional training in areas including procurement, marketing and finance qualifications. The NHC currently supports around a quarter of staff in recognised academic or professional qualifications or affiliation to their respective professional member bodies, safeguarding our authenticity in housing sector knowledge, procurement services and operational support including finance, HR, IT and marketing. We continue to support the sector's GEM Programme which aims to recruit and retain talent to the social housing sector, and by the end of 2021 to 2022 we had three GEMS who had successfully completed the GEM programme and whose collective enthusiasm, knowledge and innovation are a brilliant addition to the team.

We've continued to provide mental health awareness training for all staff this year with a series of webinars for staff and specific workshops for line managers. We include three trained Mental Health First Aiders within our staff body, as well as making a wealth of resources available to staff through our Benenden health offer, through our Employee

Assistance Programme, and via our staff Wellbeing Teams channel. Our staff-led Wellbeing group continues to meet regularly, providing a forum to discuss wellbeing matters as well as driving forward projects to support staff wellbeing. In January 2022, we held a successful webinar for staff and members on Perimenopause and Menopause - this is one of a number of health aspects where we've supported general awareness raising within the past year.

Registration number: 04361009

NORTHERN HOUSING CONSORTIUM LIMITED

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 March 2022

Northern Housing Consortium Limited

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Northern Housing Consortium Limited

Company Information

Directors	P Fiddaman I P Wardle Y J Castle C E Haworth A R Reeves P F Shevlin C L Norman N Wilson L Hearne J M Furlonger T A Patten
Company secretary	C R Wilmot
Registered office	Hope Street Xchange 1-3 Hind Street Sunderland SR1 3QD
Bankers	The Cooperative Bank Plc PO Box 101 1 Balloon Street Manchester M60 4EP
Auditor	Azets Audit Services Chartered Accountants & Statutory Auditor Bulman House Regent Centre Gosforth Newcastle upon Tyne NE3 3LS

Northern Housing Consortium Limited

Directors' Report for the Year Ended 31 March 2022

The directors present their report and the financial statements for the year ended 31 March 2022.

Directors of the company

The directors who held office during the year were as follows:

P Fiddaman
S R Close (resigned 9 December 2021)
I P Wardle
Y J Castle
K J Lythe (resigned 31 July 2022)
C E Haworth
A R Reeves
P F Shevlin
C L Norman
L J Sugden (resigned 9 December 2021)
N Wilson
L Hearne
J M Furlonger
T A Patten (appointed 9 December 2021)

Principal activity

The principal activity of the company is a membership organisation whose principal purposes are to represent members' interests, being predominantly social housing landlords in the North and to assist them by offering support and services, many of which are also offered nationally and across sectors. This assistance is provided in many forms, including policy advice, information and support, influencing and campaign work, networking opportunities, conferences, training and exhibitions, research, procurement solutions and advice and business improvement services.

Northern Housing Consortium Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Review of the year

Our main drivers this year have again been to drive a strong representation of members' needs, notably continuing our prominent role in supporting our members' priorities around decarbonisation through our #OurNorth Net Zero campaign work, alongside continued development of compliant procurement solutions, services and support, and improved engagement with the membership. Our links with key local, devolved and central government, and other housing sector stakeholders have continued to strengthen and we have retained a strong membership base through the year. We continue to act as Secretariat for the All-Party Parliamentary Group for Housing in the North. Through the year we have continued to broaden our policy and public affairs work through member-sponsored projects to develop an award winning Social Housing Tenants' Climate Jury, a Northern Housing Monitor and Databank, and we have commissioned research on Retrofit Demand.

Operationally during the current year, we have built upon our successful transition of services and operations online due to Covid-19 in March 2020. With events and interactions moving online we have been able to continue to reach the full extent of our membership, but we will be recommencing targeted in-person conferences during 2022/23. We have continued to be agile in development of our events and networking programme in responding to emerging member need focussing on quality so much as quantity and supporting all levels of staff within our member organisations. We have continued all operations working largely remotely but we have reopened a small collaborative hub within Hope Street Xchange in Sunderland City Centre ensuring that staff in all roles are able to work as effectively and flexibly as possible, ultimately providing better value for money for members.

In July 2018, the Board had approved an investment programme to grow our procurement solutions via increasing the breadth of solutions available to members, including services such as cleaning and grounds maintenance, expansion of geographical and sectoral access and partnerships (including NHS, education and blue light services), and to enable better support for members, including our affiliate membership of organisations across the United Kingdom. Through the long lifecycle of procurement development, the current year results show a financial return on this investment following two years of planned investment deficit between 2018/19 and 2019/20.

We have continued to collaborate with LHC to offer our members a range of construction procurement solutions under the brand of CPC, Consortium Procurement Construction. These solutions also help to support our members' decarbonisation and modern methods of construction objectives.

Northern Housing Consortium Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Reserves

In order to fulfil the company's objective around a solid financial footing to support our membership, we strive to make a surplus to continually grow and develop our services, and at the same time build up a level of reserves to enable us to compete in the marketplace and offset our pension liabilities.

The company has a total of £1,882,183 (2021 - £1,536,176) in reserve (before pension liability) which has increased due to the surplus in the year. The pension deficit of £3,743,000 (2021 - £4,416,000) has impacted on total reserves this year increasing the total balance on reserves to £(1,860,817) (2021 - £(2,879,824)). Whilst the Board are currently exploring options to reduce and manage down this pension deficit, our aim is to use any future surplus generated to reinvest for the benefit of member services to ensure our ongoing sustainability.

Strategic Priorities

In 2018/19 we undertook a strategic review to focus our priorities for the three-year period to 2021/22, and our priorities for 2021/22, having been reviewed by the Board, remained unchanged:

Our mission - to be a member services organisation for Northern Housing Providers.

Our vision - to use our collective voice to have unrivalled influence in achieving housing policy that works for the North and provide outstanding services that support our members to create great places to live.

Our strategic objectives to deliver this vision:
1. Connected to members at all levels.
2. Unrivalled ability to shape and deliver services that add value for members.
3. Craft messages and build an evidence base on the issues that matter to members.
4. Ensure our messages reach and connect with decision makers and policy shapers.
5. Solid financial footing.

Underpinning our strategic objectives, our employee-lead company values remained:
- We are Member Focused.
- We are Collaborative.
- We are Innovative.
- We are Supportive.

In March 2022 we agreed an updated mission, vision and set of strategic objectives ensuring we continue to challenge and represent member needs into the future.

Northern Housing Consortium Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Principal Risks and Uncertainties

We consider the principal risks and mitigations to be:

• Loss of income due to reduced membership subscriptions and loss of Northern membership penetration, which is mitigated through regular member engagement, interaction monitoring, ensuring our events, campaigns and networking remain relevant and targeted, and ensuring members are aware of our offer and the value of their membership.
• Loss of income due to lost procurement business, mitigated through monitoring and responding to changes in procurement regulations such as the forthcoming Procurement Bill, ensuring solutions developed support members compliance needs and are fit for purpose based on pre-tender engagement, ensuring regular members are supported through regular account management including re-procurement to maintain compliance and value for money, and broadening our offer in terms of framework, geographic and sector reach.
• Inability to meet commitments around defined benefit pension, mitigated through holding sufficient cash to adequately service annual requirements and no immediate expectation of crystallisation of the deficit given our ongoing participation in the Scheme.
• Reputational risk which could arise from a number of sources and cause a direct loss of membership, of influencing effect or of procurement business, which is mitigated by framework of controls, monitoring and review.
• Emerging specific economic risk associated with impact of the war in Ukraine on supply chain availability and pricing, and the wider cost of living crisis which we are mitigating through close financial control and regular engagement with membership and supply partners.

We consider additional internally controllable key risks and mitigations to be:

• Staff and Board retention, replacement, development and capacity, mitigated in numerous ways including good communication, training and development plans, a robust performance management system, and regular reviews around capacity and succession planning.
• Cyber security and data protection risks, mitigated through external hosting, back-ups, multi-factor authentication, various other IT tools, plus regular staff training and awareness raising.
• Operational inefficiency, mitigated through training, performance monitoring and monthly management accounts review.
• Financial fraud, mitigated through Financial Regulations which are reviewed annually and multi-level authorisation payment processes and controls.
• Credit Risk, mitigated through the large level of cash assets, timely payments to suppliers and proactive credit monitoring.
• Health and Safety risk, mitigated through support from an external qualified consultant, regular Board level review and clearly communicated policies.

Health & Safety

It is the company's policy to give the greatest importance to the health, safety and welfare of its employees. To this end, the company makes every reasonable effort to provide safe and healthy working conditions in its offices. Similarly, it is the duty of all employees to exercise responsibility and to do everything to prevent injury to themselves and to others. This policy is communicated to employees through contracts of employment and staff handbooks and policies available by intranet and hard copy. Health and Safety provisions are reviewed by the Board of Management quarterly.

Mental Health and Wellbeing

The company recognises its role in supporting the mental health and wellbeing of our staff and we have strengthened our employee physical and mental wellbeing strategy as well as raised general awareness around mental health through regular communications. We have trained Mental Health First Aiders within the staff body, and offer support to staff through provision of training, line manager training, links to resources, Benenden Healthcare, an Employee Assistance Programme, and we convene a staff-lead wellbeing group monthly.

Northern Housing Consortium Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Committee structure

The company has established procedures for all service and business units to regularly appraise, review and operate appropriate and effective risk management. To ensure the company's approach is shared by all employees, on-going training takes place.

Risk management

The Board has established two committees with delegated powers, these are the Audit & Risk Committee and Remuneration & Governance Panel.

Corporate governance

The company has accepted the principles of good governance and related internal procedures. The Board of Directors have received briefings on governance issues throughout the year and will continue to do so in the future. The Board has met on four occasions during the year. It is responsible for company strategy and dealing with key business issues. In addition to formal Board meetings, a further Board event is held each year at which Directors and the Executive look at ways of constantly improving the business, its positioning and performance. Board members also undergo an annual appraisal of their performance on the Board. The company is a non-political organisation, and its Board of Directors is made up of officers from full member organisations.

Relations with members

The company is committed to maintaining good communications and the provision of services and support to its members. Apart from using the variety of media to communicate with members, the Consortium's Annual General Meeting, to which all members are invited, allows matters of interest to be raised with the Board. The company's website at www.northern-consortium.org.uk also contains up to date information about the company and the services and solutions it provides, and members have access to their membership records via MyNHC online portal. In addition, members receive regular e-mail newsletters which provide information updates, including relevant developments and related websites.

Pensions

The company is an admitted body of the West Midlands Pension Fund which is a defined benefit final salary pension scheme. The company has also set up an auto-enrolment compliant defined contribution scheme through Standard Life and all new staff are enrolled in this scheme.

Employee involvement

It is the company's policy to have effective communication and consultation with staff. Staff involvement is achieved through regular update meetings, briefings, e-mail, online messaging, and other correspondence which help ensure that staff are fully aware of the organisation goals and results.

Northern Housing Consortium Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Going concern
The financial statements have been prepared on a going concern basis.

The company meets its day to day working capital requirements through cash generated from operations.

The company's forecasts and projections for the next twelve months show that the company would be able to continue in operational existence for that period, taking into account reasonable possible changes in trading performance. This also considers the effectiveness of available measures in mitigating the impact. The company holds sufficient cash reserves to meet all normal operating obligations and to continue trading over the next twelve months under all scenarios modelled.

The Board considers the following points to be critical in support of our going concern conclusion:

• Stable base of core membership who are mainly registered providers, which themselves are countercyclical and financially robust.
• Membership subscriptions are collected annually in advance each April, providing early oversight of membership retention for the year ahead, and our member engagement opportunities have increased through virtual working.
• Forward book of procurement contracts provides a level of assurance over future income levels.
• Diversity of procurement business over multiple sectors, geographies and frameworks, the latter many of which are in areas of supporting landlord ongoing legislative requirements.
• Operational surplus run rate demonstrating returns now being generated from our 2018 procurement investment programme.
• £1.4m of cash assets held at year end, which rose to £2.0m during August 2022 after year end demonstrating cash availability far in excess of our ongoing working capital requirements.
• Prior removal of all operational fixed overhead commitments, with all expenditure being agreed on a flexible basis going forward allowing us agility to respond to any emerging external issues impacting income generation.
• Business continuity plan in place and a stable and robust IT infrastructure to service virtual operations.
• Robust reporting, monitoring, forecasting and governance arrangements to facilitate timely awareness and resolution of any arising performance issues.

Disclosure of information to the auditors
Each director has taken steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information. The directors confirm that there is no relevant information that they know of and of which they know the auditors are unaware.

Reappointment of auditors
Azets Audit Services Limited, trading as Azets Audit Services, were appointed auditor to the company following their acquisition of the trade of Tait Walker LLP, trading as MHA Tait Walker, on 1 May 2022.

In accordance with section 485 of the Companies Act 2006, a resolution for the re-appointment of Azets Audit Services as auditors of the company is to be proposed at the forthcoming Annual General Meeting.

Northern Housing Consortium Limited

Directors' Report for the Year Ended 31 March 2022 (continued)

Small companies' provision statement

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the Board on ....26/9/2022.....and signed on its behalf by:



.....
P Fiddaman
Director

Northern Housing Consortium Limited

Statement of Directors' Responsibilities

The directors acknowledge their responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Northern Housing Consortium Limited

Independent Auditor's Report to the Members of Northern Housing Consortium Limited

Opinion

We have audited the financial statements of Northern Housing Consortium Limited (the 'company') for the year ended 31 March 2022, which comprise the Income Statement, Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, and Notes to the Financial Statements, including significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 Section 1A 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of its surplus for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Northern Housing Consortium Limited

Independent Auditor's Report to the Members of Northern Housing Consortium Limited (continued)

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of directors

As explained more fully in the Statement of Directors' Responsibilities set out on page 9, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditor Responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- enquiries of management about any known or suspected instances of non-compliance with laws and regulations and fraud;
- reviewing board minutes;
- reviewing financial statement disclosures and testing to support documentation;
- challenging assumptions and judgements made by management in their significant accounting estimates;
- auditing the risk of management override of controls, including through testing journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Northern Housing Consortium Limited

Independent Auditor's Report to the Members of Northern Housing Consortium Limited (continued)

Because of the field in which the client operates, we identified the following areas as those most likely to have a material impact on the financial statements: Health and Safety; employment law (including the Working Time Directive) and compliance with the UK Companies Act.

Owing to the inherent limitations of an audit, there is an unavoidable risk that some material misstatements in the financial statements may not be detected, even though the audit is properly planned and performed in accordance with the ISAs (UK). For instance, the further removed non-compliance is from the events and transactions reflected in the financial statements, the less likely the auditor is to become aware of it or to recognise the non-compliance.

A further description of our responsibilities is available on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Simon Brown BA ACA DChA (Senior Statutory Auditor)
For and on behalf of
Azets Audit Services
Chartered Accountants
Statutory Auditor

Bulman House
Regent Centre
Gosforth
Newcastle upon Tyne
NE3 3LS

Date: 28/9/2022

Azets Audit Services is a trading name of Azets Audit Services Limited

Northern Housing Consortium Limited

Income Statement for the Year Ended 31 March 2022

	Total 31 March 2022 £	Total 31 March 2021 £
Turnover	2,455,974	2,052,807
Cost of sales	(216,086)	(106,840)
Gross surplus	2,239,888	1,945,967
Administrative expenses	(2,056,881)	(1,853,721)
Operating surplus	183,007	92,246
Interest payable and similar expenses	(92,000)	(56,000)
Surplus before tax	91,007	36,246
Taxation	-	46
Surplus for the financial year	91,007	36,292

The above results were derived from continuing operations.

The notes on pages 17 to 26 form an integral part of these financial statements.

Northern Housing Consortium Limited

Statement of Comprehensive Income for the Year Ended 31 March 2022

	2022 £	2021 £
Surplus for the year	91,007	36,292
Remeasurement gain/(loss) on defined benefit pension schemes	928,000	(1,979,000)
Total comprehensive income for the year	1,019,007	(1,942,708)

The notes on pages 17 to 26 form an integral part of these financial statements.

Northern Housing Consortium Limited

(Registration number: 04361009)
Statement of Financial Position as at 31 March 2022

	Note	2022 £	2021 £
Fixed assets			
Intangible assets	5	2,317	38,998
Tangible assets	6	4,538	5,453
		6,855	44,451
Current assets			
Stocks	7	315	315
Debtors	8	872,780	617,789
Cash at bank and in hand		1,374,984	1,127,962
		2,248,079	1,746,066
Creditors: Amounts falling due within one year	9	(372,751)	(254,341)
Net current assets		1,875,328	1,491,725
Net assets		1,882,183	1,536,176
Pension liabilities			
Net pension liability	10	3,743,000	4,416,000
Capital and reserves			
Profit and loss account		(1,860,817)	(2,879,824)
Net assets		1,882,183	1,536,176

These financial statements have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the Board on 26/9/2022 and signed on its behalf by:

.....
P Fiddaman
Director

The notes on pages 17 to 26 form an integral part of these financial statements.

Northern Housing Consortium Limited

Statement of Changes in Equity for the Year Ended 31 March 2022

	Profit and loss account £	Total £
At 1 April 2020	(937,116)	(937,116)
Surplus for the year	36,292	36,292
Other comprehensive income	(1,979,000)	(1,979,000)
Total comprehensive income	(1,942,708)	(1,942,708)
At 31 March 2021	(2,879,824)	(2,879,824)

	Profit and loss account £	Total £
At 1 April 2021	(2,879,824)	(2,879,824)
Surplus for the year	91,007	91,007
Other comprehensive income	928,000	928,000
Total comprehensive income	1,019,007	1,019,007
At 31 March 2022	(1,860,817)	(1,860,817)

The notes on pages 17 to 26 form an integral part of these financial statements.

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022

1 General information

The company is a company limited by guarantee, incorporated in England and Wales, and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding £1 towards the assets of the company in the event of liquidation.

The address of its registered office is Hope Street Xchange, 1-3 Hind Street, Sunderland, SR1 3QD.

2 Accounting policies

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

These financial statements have been prepared in accordance with Financial Reporting Standard 102 Section 1A smaller entities - 'The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland' and the Companies Act 2006 (as applicable to companies subject to the small companies' regime).

Basis of preparation

These financial statements have been prepared using the historical cost convention.

Judgements and key sources of estimation uncertainty
The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Management consider that the estimates and judgements in respect of the defined benefit pension scheme are a key estimate and judgement. Management have worked with the actuary to form a set of assumptions which fit the company's circumstances. Management considers that the assumptions used by the actuary are within the normal range for the company's circumstances and its sector.

These financial statements are prepared in sterling which is the functional currency of the entity and rounded to the nearest £.

Going concern

The financial statements have been prepared on a going concern basis, even though the company has net liabilities of £1,860,817 as this is only as a result of the £3,743,000 defined benefit multi employer pension scheme liability. The scheme is closed to new members and the directors continue to explore avenues to reduce this pension deficit going forward. As there is no intention by the directors to immediately withdraw from the scheme or to remove existing members from the scheme (which would trigger the cessation of the scheme liability and crystalise it) then this liability is unlikely to crystalise within 12 months of signing the financial statements. As a result the directors continue to adopt the going concern basis having set budgets and prepared cashflow forecasts which demonstrates as much.

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

2 Accounting policies (continued)

Revenue recognition

Turnover comprises the fair value of the consideration received or receivable for the sale of goods and provision of services in the ordinary course of the company's activities. Turnover is shown net of sales/value added tax, returns, rebates and discounts.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have transferred to the buyer, usually on despatch of the goods, the amount of revenue can be measured reliably, it is probable that the associated economic benefits will flow to the entity, and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

The company acts as an intermediate for an agent in respect of one procurement deal, re-invoicing total costs onto the end user. In this circumstance the company is only recognising the commission paid (from the agent) as revenue, not total amounts invoiced. Similarly with all other procurement arrangements, where the company is the direct agent, it only invoices the commissions due and the service supplier invoices the end user.

Membership is charged annually, and entitles the member the right to use procurement deals and other services provided. The company therefore allocates income across the year.

Additional income from members to specifically fund particular NHC-lead projects in policy research and campaigning is recognised across the period of the project to which the funding relates and in line with the corresponding expenditure profile of those funds.

Tax

The tax expense for the period comprises tax. Tax is recognised in profit or loss, except that a charge attributable to an item of income or expense recognised as other comprehensive income is also recognised directly in other comprehensive income.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates taxable income.

Tangible assets

Tangible assets are stated in the statement of financial position at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Office equipment	33% straight line
Fixtures and fittings	33% straight line

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

2 Accounting policies (continued)

Amortisation

Amortisation is provided on intangible assets so as to write off the cost, less any estimated residual value, over their useful life as follows:

Asset class	Amortisation method and rate
Client Portal - CRM System	Straight line over 3 years

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. If they are due after more than 12 months they are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of the receivables.

Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost is determined using the first-in, first-out (FIFO) method.

Trade creditors

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the company does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to profit or loss on a straight-line basis over the period of the lease.

Defined contribution pension obligation

A defined contribution plan is a pension plan under which fixed contributions are paid into a pension fund and the company has no legal or constructive obligation to pay further contributions even if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

Contributions to defined contribution plans are recognised as employee benefit expense when they are due. If contribution payments exceed the contribution due for service, the excess is recognised as a prepayment.

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

2 Accounting policies (continued)

Defined benefit pension obligation

Typically defined benefit plans define an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and compensation.

The liability recognised in the Statement of Financial Position in respect of defined benefit pension plans is the present value of the defined benefit obligation at the reporting date minus the fair value of plan assets. The defined benefit obligation is measured using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future payments by reference to market yields at the reporting date on high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension liability.

Actuarial gains and losses are charged or credited to other comprehensive income in the period in which they arise.

Changes in the net defined benefit asset or liability arising from employee service are recognised in profit or loss as a current service cost where it relates to services in the current period and as a past service cost where it relates to services in prior periods. Costs relating to plan introductions, benefit changes, curtailments and settlements are recognised in profit or loss in the period in which they occur.

3 Staff numbers

The average number of persons employed by the company (including directors) during the year, was 33 (2021 - 35).

4 Auditors' remuneration

	2022	2021
	£	£
Audit fees	7,050	6,750

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

5 Intangible assets

	Client Portal Software development costs £	Total £
Cost		
At 1 April 2021	110,043	110,043
At 31 March 2022	110,043	110,043
Amortisation		
At 1 April 2021	71,045	71,045
Amortisation charge	36,681	36,681
At 31 March 2022	107,726	107,726
Carrying amount		
At 31 March 2022	2,317	2,317
At 31 March 2021	38,998	38,998

Individually material intangible assets

Client Portal CRM System

The carrying amount of this asset is £2,317 (2021 - £38,998) and the remaining amortisation period is 1 year. The new CRM was developed internally with specialists and the company has capitalised the expenditure incurred.

6 Tangible assets

	Fixtures and fittings £	Office equipment £	Total £
Cost			
At 1 April 2021	9,468	70,842	80,310
Additions	-	6,211	6,211
Disposals	-	(1,599)	(1,599)
At 31 March 2022	9,468	75,454	84,922
Depreciation			
At 1 April 2021	6,664	68,193	74,857
Charge for the year	2,804	4,322	7,126
Eliminated on disposal	-	(1,599)	(1,599)
At 31 March 2022	9,468	70,916	80,384
Carrying amount			
At 31 March 2022	-	4,538	4,538
At 31 March 2021	2,804	2,649	5,453

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

7 Stocks

	2022	2021
	£	£
Finished goods and goods for resale	315	315

8 Debtors

	2022	2021
	£	£
Trade debtors	704,760	546,642
Prepayments	167,414	71,147
Other debtors	606	-
	872,780	617,789

9 Creditors

Creditors: amounts falling due within one year

	2022	2021
	£	£
Due within one year		
Trade creditors	39,464	27,632
Taxation and social security	149,625	99,273
Accruals and deferred income	183,662	127,436
	372,751	254,341

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

10 Defined benefit pension schemes

West Midlands Pension Fund

The LGPS is a defined benefit statutory scheme administered in accordance with the Local Government Pension Scheme Regulations 2013 and currently provides benefits based on career average revalued earnings. Full details of the benefits being valued are as set out in the Regulations as amended and summarised on the LGPS website and the Fund's membership booklet.

The administering authority for the Fund is Wolverhampton City Council. The Pension Fund Committee oversees the management of the Fund whilst the day to day fund administration is undertaken by a team within the administering authority. Where appropriate some functions are delegated to the Fund's professional advisers.

West Midlands Pension Fund, after consultation with the Fund Actuary and other relevant parties, is responsible for the preparation and maintenance of the Funding Strategy Statement and the Investment Strategy Statement. These should be amended when appropriate based on the Fund's performance and funding.

Contributions are set every three years as a result of the actuarial valuation of the Fund required by the Regulations. The next actuarial valuation of the Fund will be carried out as at 31 March 2022 and will set contributions for the period from 1 April 2023 to 31 March 2026. There are no minimum funding requirements in the LGPS but the contributions are generally set to target a funding level of 100% using the actuarial valuation assumptions.

On the Employer's withdrawal from the Fund, a cessation valuation will be carried out in accordance with Regulation 64 of the LGPS Regulations 2013 which will determine the termination contribution due by the Employer, on a set of assumptions deemed appropriate by the Fund Actuary.

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

10 Defined benefit pension schemes (continued)

The date of the most recent comprehensive actuarial valuation was 31 March 2019. To assess the value of the Employer's liabilities at 31 March 2022, we have rolled forward the value of the Employer's liabilities calculated for the funding valuation as at 31 March 2021, using financial assumptions that comply with FRS102.

The full actuarial valuation involved projecting future cashflows to be paid from the Fund and placing a value on them. These cashflows include pensions currently being paid to members of the Fund as well as pensions (and lump sums) that may be payable in future to members of the Fund or their dependants. These pensions are linked to inflation and will normally be payable on retirement for the life of the member or a dependant following a member's death.

It is not possible to assess the accuracy of the estimated value of liabilities as at 31 March 2022 without completing a full valuation. However, we are satisfied that the approach of rolling forward the previous valuation data to 31 March 2022 should not introduce any material distortions in the results provided that the actual experience of the Employer and the Fund has been broadly in line with the underlying assumptions, and that the structure of the liabilities is substantially the same as at the latest formal valuation. From the information we have received there appears to be no evidence that this approach is inappropriate.

Valuation of the Employer's assets
To calculate the asset share at 31st March 2022, we have rolled forward the assets allocated to the Employer at 31 March 2021 allowing for investment returns (estimated where necessary), contributions paid into, and estimated benefits paid from, the Fund by and in respect of the Employer and its employees.

A full actuarial valuation of the West Midlands Metropolitan Authorities Pension Fund was carried out at 31 March 2019 by a qualified actuary. An actuarial valuation report as at 31 March 2022 has been prepared exclusively for the company. The pension charges in the accounts reflect the advice given in the actuarial valuation report at 31 March 2022.

In addition, as many unrelated employers participate in the West Midlands Pension Fund, there is an orphan liability risk where employers leave the Fund but with insufficient assets to cover their pension obligations so that the difference may fall on the remaining employers.

All of the risks above may also benefit the Employer e.g. higher than expected investment returns or employers leaving the Fund with excess assets which eventually get inherited by the remaining employers

Reconciliation of scheme assets and liabilities to assets and liabilities recognised

The amounts recognised in the statement of financial position are as follows:

	2022 £	2021 £
Fair value of scheme assets	8,085,000	7,447,000
Present value of defined benefit obligation	(11,828,000)	(11,863,000)
Defined benefit pension scheme deficit	(3,743,000)	(4,416,000)

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

10 Defined benefit pension schemes (continued)

Defined benefit obligation

Changes in the defined benefit obligation are as follows:

	2022 £
Present value at start of year	11,863,000
Current service cost	290,000
Interest cost	245,000
Benefits paid	(147,000)
Contributions by scheme participants	44,000
Change in demographic assumptions	(69,000)
Change in financial assumptions	(430,000)
Experience loss/(gain) on defined benefit obligation	32,000
Present value at end of year	11,828,000

Fair value of scheme assets

Changes in the fair value of scheme assets are as follows:

	2022 £
Fair value at start of year	7,447,000
Interest income	153,000
Return on plan assets, excluding amounts included in interest income/(expense)	461,000
Employer contributions	127,000
Contributions by scheme participants	44,000
Benefits paid	(147,000)
Fair value at end of year	8,085,000

Analysis of assets

The major categories of scheme assets are as follows:

	2022 £	2021 £
Cash and cash equivalents	323,000	445,000
Equity instruments	5,417,000	4,387,000
Property	566,000	538,000
Other	1,779,000	1,049,000
Other bonds	-	286,000
Gilts	-	742,000
	8,085,000	7,447,000

Return on scheme assets

	2022 £	2021 £
Return on scheme assets	614,000	1,196,000

The pension scheme has not invested in any of the company's own financial instruments or in properties or other assets used by the company.

Northern Housing Consortium Limited

Notes to the Financial Statements for the Year Ended 31 March 2022 (continued)

10 Defined benefit pension schemes (continued)

Principal actuarial assumptions

The principal actuarial assumptions at the statement of financial position date are as follows:

	2022 %	2021 %
Discount rate	2.75	2.05
Future salary increases	4.15	2.10
Future pension increases	3.15	2.80

Post retirement mortality assumptions

	2022 Years	2021 Years
Current UK pensioners at retirement age - male	21.20	21.60
Current UK pensioners at retirement age - female	23.60	23.90
Future UK pensioners at retirement age - male	22.90	23.40
Future UK pensioners at retirement age - female	25.40	25.80

11 Reserves

The changes to each component of equity resulting from items of other comprehensive income for the current year were as follows:

	Retained earnings £	Total £
Remeasurement gain/loss on defined benefit pension schemes	928,000	928,000

The changes to each component of equity resulting from items of other comprehensive income for the prior year were as follows:

	Retained earnings £	Total £
Remeasurement gain/loss on defined benefit pension schemes	(1,979,000)	(1,979,000)



NORTHERN HOUSING CONSORTIUM
VOICE OF THE NORTH

0191 566 1000
enquiries@northern-consortium.org.uk
northern-consortium.org.uk
Northern Housing Consortium
@NHC