About the Irish Council for Social Housing

The Irish Council for Social Housing (ICSH) was established in 1982 and is the national social housing federation of non-profit voluntary and other national housing associations. The ICSH represents approximately 270 member organisations that manage 35,000 homes and house 90,000 people including families on a low income, older people, people with disabilities and households experiencing homelessness. ICSH members operate in every local authority area in the country and in over 500 communities across Ireland.

Objectives

• Promoting the role of housing associations in meeting housing need and addressing homelessness on local, regional, national and EU fora;

• acting as the representative body for members with Government, statutory agencies and other stakeholders;

• promoting best practice amongst members in relation to planning, provision and management of social housing; and

• providing a comprehensive information, advice, education and training service.
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President’s Address

“Our 2018 Annual Report is an important reminder of the huge amount of work carried out by our members the length and breadth of Ireland. The report showcases the commitment from housing associations of all sizes to respond to the housing needs of their local communities and vulnerable groups in our society.

It is a pleasure to note that 2018 was a record year for housing output by the members of the ICSH and follows on from a very strong level of output in 2017. There remains significant room (and indeed a need) for growth and the voluntary housing sector has stepped up and continues to play its part in growing the delivery of social and affordable housing right across the country.

There remain significant challenges across the sector. As President, I attended all but one of the ICSH regional meetings in 2018 and two major challenges came up time and time again for Tier 1 housing associations. First was the challenge of board renewal, and the second issue is the increasing levels of regulation and costs associated with complying with the regulatory regime. It is imperative that we prepare and face up to the challenges we have. There needs to be an honest and realistic approach taken and every support must be made available to housing associations that are working on solutions to the challenges they face.

The ICSH staff continue to do tremendous work in supporting housing associations with key strategic developments, long-term planning and regulatory compliance. For most, this will enable organisations to continue to deliver their work. For some, however, it may be that mergers will be the most suitable way to secure a legacy or a lifetime’s work for a board of volunteers. Whatever the path chosen, members can be confident of expert advice and support from the ICSH staff.

For member organisations with plans to grow and respond on an ongoing basis to housing needs, a key issue remains access to public land. This issue continues to be at the fore of the advocacy and policy work of the ICSH and is frequently raised across platforms and in formal engagement with Ministers, officials from the Department of Housing, Planning and Local Government (DHPLG) as well as local government and public representatives. Ensuring a ready pipeline of land ring-fenced for social and affordable housing is critical to the ability of housing associations to grow supply in the years to come.”

“As President of the ICSH, I would like to pay tribute to all those who volunteer, work and support the efforts of approved housing bodies across the country. It is these individuals, many of whom give their time freely and willingly, who help those in our communities whose housing needs have not or will not be met by the housing market.”
As President of the ICSH, I would like to pay tribute to all those who volunteer, work and support the efforts of approved housing bodies across the country. It is these individuals, many of whom give their time freely and willingly, who help those in our communities whose housing needs have not or will not be met by the housing market.

I would like to thank all Board Directors, Council Members and all representatives on the different working groups for their hard work and commitment to the sector in 2018. I would like to thank Donal McManus and all the ICSH Secretariat for all their ongoing work to support and represent the members’ and their needs. The ICSH Secretariat represent the sector on the different working groups in Rebuilding Ireland, which is a key role. The ICSH also participate on a number of SPC committees in different local authority areas relating to local housing policy. The secretariat has made very significant efforts to engage these SPCs and their members in order to better inform public representatives of the value and importance of the work undertaken by members of the ICSH.

I would also like to acknowledge the support of the Department of Housing, Planning, and Local Government, our key stakeholder, and to acknowledge the support of the Housing Agency, Housing Finance Agency and local authorities during 2018. This partnership approach between the ICSH and the statutory bodies is essential for the achievement of the housing programme detailed in Rebuilding Ireland. As a national federation of housing associations, the ICSH recognises that we have a vital role in the resolution of the homeless and housing crisis. We recognise the enormity of the challenge that we face as our members respond by providing high quality homes for those in need. But we are totally committed to overcoming the barriers we face in order to deliver the homes needed in communities throughout Ireland.

I conclude by acknowledging and thanking the membership of the ICSH for their engagement with the ICSH in 2018, and look forward to 2019 with hope for another record year of housing delivery by the sector.

Mr Pat Doyle
President, ICSH
Chief Executive’s Report

“...The ICSH membership in 2018 increased to almost 270 members, and with new members approved by the Board, the ICSH are continuously seeking to ensure that the ICSH have sufficient resources to support member needs...”

Introduction

There was continuous work done by the ICSH in 2018 through the ICSH specialist working groups, and ICSH Council in developing policy positions on behalf of members. The ICSH regional and county meetings played a particularly important role in identifying local issues. A significant part of this work included bilateral meetings with members and local authorities focusing on housing development, management and the growing number of regulatory and compliance requirements to which members now have to sign up. The ICSH met and briefed a number of local authority members, both full councils and housing Strategic Policy Committees (SPCs). Local elected members play both a strategic and practical role for the sector – such as in the transfer of sites – and further engagement with elected members will be a key priority in the years ahead.

Collaboration between ICSH members has been supported by the ICSH where requested in 2018, and this will continue into 2019. AHBs have had different reasons and motivation for wishing to collaborate, whether for housing development, management or governance issues. The ICSH group schemes on insurance and Garda vetting are well supported by members and a number of new group measures are currently being examined after requests from members.

As part of upskilling and capacity building, the ICSH has continued with the Chartered Institute of Housing (CIH) partnership through the education and training programme, which produced 20 graduates. In addition, the ICSH ran a range of continuing professional development (CPD) seminars throughout the year. These seminars focused on specific issues including new GDPR requirements. The ICSH Biennial Finance Conference was held in Kilkenny in October and 250 delegates from the public, private and non-profit sector attended.

The ICSH continued to focus on enhancing communication and the promotion of the sector’s role and activities. The ICSH Communications Working Group has also advanced core sector messaging as well as the implementation of the communications strategy. The ICSH annual sector activity report was published in May 2018 and is now a regular feature of the ICSH work programme. In relation to the progress on the ICSH working group on off-balance sheet financing in 2018, two parts of the work stream were completed and a number of members involved had sourced private loan financing.
Representing and Promoting the Sector
The ICSH continue to represent the sector on various structures of Rebuilding Ireland. The ICSH was also invited to attend and present to a number of Dáil Committees, including on the issue of reclassification by Eurostat of Tier 3 members. The reclassification concern has since grown with the commencement of Tier 2s at the end of 2017.

A wide range of papers and submissions made to government and public bodies were formulated by the ICSH on behalf of members. The ICSH followed up on a number of issues with Department officials and the Housing Minister including those issues raised by members in relation to the Residential Tenancies Bill amendments.

The ICSH continue to represent the sector as members of Housing Europe (EU Social Housing Federation) and FEANTSA (European Federation of National Organisations Working with the Homeless). Importantly, as part of mutual learning, the ICSH was approved and funded as a partner in a 2-year EU Erasmus programme called Tophouse, focusing on developing training for integrated housing and support.

Management Board
2018 was the first year of the current tenure for board members. The ICSH board deals with the strategic direction and oversight of the ICSH. The board has six representatives elected from the different tiers of members and three board positions for external independent members. The ICSH Audit and Risk Committee, which met five times in 2018 includes overseeing the ICSH risk register. The ICSH also commenced the process at the end of 2018 of developing a new ICSH strategic plan and commissioned an independent consultant to seek the views of stakeholders, in particular external stakeholders, on key issues for the ICSH over the next three years.

The Board would like to thank all the members of the various working groups and Council for giving their time for attendance and input. The Board would also like to thank the work and commitment of the ICSH in supporting members and the implementation of the ICSH work programme. The ICSH membership in 2018 increased to almost 270 members, and with new members approved by the Board, the ICSH are continuously seeking to ensure that the ICSH have sufficient resources to support member needs.

Dr Donal McManus
Chief Executive Officer
4 out of 10 new social homes in 2018 were delivered by housing associations.

Almost 5,000 homes in the delivery pipeline.

Housing Associations delivered 3,219 new homes in 2018 through new build, lease and purchase programmes.

2,734 units delivered under the Social Housing Current Expenditure Programme (SHCEP), a 30% increase on 2017.

28,300 tenancies from over 300 housing associations are registered with the Residential Tenancies Board.

485 units delivered under the Capital Assistance Scheme (CAS).
€100m loan finance approved from private institutions and €615m Housing Finance Agency (HFA) loan approvals

21 family hubs operated by housing associations in 2018

260+ housing associations had signed up to the Voluntary Regulation Code by 2018

459 homes completed under Mortgage to Rent in 2018 and 1,044 in progress

4,053 homes off the waiting list in 2018; 25% more than 2017

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Housing Associations have been actively increasing both capacity and output and will continue to do so over the coming years. Despite the considerable policy challenges ahead, the sector is committed to providing homes to the most vulnerable in our society. Working with our partners we are determined to reach (if not exceed) our targets under Rebuilding Ireland.

While 2018 was a year of strong delivery for the sector, there are policy challenges that need to be addressed urgently for a continued upward growth path. During 2018, the ICSH called for public lands to be made available to housing associations for development as part of the Rebuilding Ireland strategy. Land is a key component for solving the housing crisis and without a clear commitment to dealing with the use of land for the public good, we will continue to deal with the issue in a piecemeal way. The ICSH is calling for the Government to publish the bill to establish the Land Development Agency as a matter of urgency. The Land Development Agency was set up in September 2018 to develop state lands for housing development and regeneration. However, the legislation that underpins the agency’s model of delivery has not as yet been published. We’re also calling for the LDA to ring-fence at least 30% of housing on state lands for social housing and 20% for affordable housing, so both local authorities and housing associations can deliver at the scale required.

The ICSH is committed to reclassification of the sector as off-balance sheet and view this as an immediate policy priority. The absence of affordable or cost rental housing in the Irish housing system is having a significant impact on affordability. It is now urgent that the Government adopt a mixed-income approach in developing new schemes combining social rental housing, affordable rental and private housing.

The ICSH has worked closely with members during 2018 to identify the key policy changes that would make a significant difference to delivery and these include:

- access to sites/land;
- affordable rental delivery for AHBs;
- re-classification of sector as off-balance sheet;
- regulation on a statutory basis;
- improved management systems including housing nominations;
- improved mechanisms for Part V delivery;
- support for special needs projects; and
- the development of long-term financing arrangements and a unified rental system.

The absence of affordable or cost rental housing in the Irish housing system is having a significant impact on affordability. It is now urgent that the Government adopt a mixed-income approach in developing new schemes combining social rental housing, affordable rental and private housing.
The crisis in housing has continued to deepen over the last year with high levels of homelessness and a worsening affordability and supply situation. There were 9,104 people in emergency accommodation during the week of 22-28 January 2018. This figure had risen to 9,753 by December 2018. Figures published by the Department of Housing show that there were 6,584 adults and 3,794 children – 10,378 people – were recorded in state-funded emergency accommodation as of April 2019.

It is clear that we need an ambitious social housing programme at a scale that will deliver a step-change in supply. The lack of affordable accommodation at all levels of the housing market also demonstrates the need for an affordable rental policy. There has been much talk of a cost rental scheme but there is still no clear policy on this or indeed on a timeframe to introduce it. We cannot transform our housing system without new policy levers and the private sector cannot solve the problem for us. The ‘co-living’ model promoted by private sector interests demonstrates this and it is the profit motive that will dictate its response rather than the provision of suitable homes at an affordable cost.

Construction activity is beginning to see an upward trend. In the year 2018, planning permissions were granted for 29,243 dwelling units, compared with 20,776 units in the year 2017, an increase of 40.8%. One-third of the permissions in 2018 were for apartments. There were 4,275 new dwelling completions in Q1 2019, compared with 3,470 completions in Q1 2018, an increase of 23.2%. While an increase in activity is welcome the overall level of completions needs to be significantly higher.
Shaping Policy in Social Housing

Supporting Members

A key priority for the ICSH is to promote and represent the housing association sector in Ireland with the objective of improving our social housing system. It is our role to work with members in communicating the contribution that housing associations make within Irish social policy. The ICSH is committed to the development of sustainable housing and we advocate for continual improvements in the legislative, policy and funding environment in order to achieve this.

Throughout our work, we actively engage with others from state agencies, non-governmental organisations, elected representatives and the public. The Finance and Development Conference held in October 2018 provided a platform for all stakeholders to discuss and advance the social housing agenda with sessions bringing speakers together to discuss the ongoing policy challenges.

Housing Policy Context 2018

In 2018, the housing affordability crisis worsened on a number of fronts, most particularly in the private rented sector, while homelessness continued to rise. While supply has begun to increase, the overall scale of delivery is still trailing current housing needs.

The first Ministerial AHB Summit, which took place during September, was recognition of the significant role of housing associations in our housing system and as a key player in delivering on the Rebuilding Ireland Plan.

ICSH Policy Activity, Submissions and Stakeholder Briefings in 2018

In 2018, the ICSH made numerous submissions on a range of important policy developments that had an impact on housing and homelessness. These included:

- Dáil Committee on Housing and Homelessness
- Briefing to Minister Eoghan Murphy
- Briefing to Minister Damien English
- Pre-budget submission 2019
- Submission to Department of Social Protection on Budget 2019
- Review of CALF and P&A submission
- MOU Housing with Support Steering Group
- Review of the Communications Protocol submission and panel
Local property tax submission  
Work on CAS streamlining  
Enhanced Leasing paper  
Input to the National Economic Dialogue, Dublin Castle  
Input to HSE Housing Manual for Service Providers  
Inputs to the DCC Housing with Support Pilot Project  
Inputs on a National Volunteering Strategy  
Inputs on a Housing Options for Our Ageing Population  

Policy Framework

Engagement with Elected Members

The ICSH continued to liaise with elected members through invitations to regional meetings, elected representatives speaking at our national conference, presentations to SPC meetings and other communications platforms. The ICSH see national and local elected members as key partners in the delivery of social housing and value the input of elected representatives in serving households.

Research & Member Briefings

- Quarterly Development Survey  
- Sector Advice Notes  
- Housing Activity Report

Media Engagement

The ICSH issued 15 press releases in 2018. There were more than 60 broadsheet, tabloid, regional and online newspaper mentions of the ICSH during this period. Appearance on national agenda-setting stations included Newstalk, RTÉ Morning Ireland and Drivetime. Key events for ICSH that attracted significant media attention included the 2017 Housing Activity report launch in May and the ICSH Annual General Meeting in June 2018.

Development & Supply Working Group 2018

The Development & Supply Working Group met on four occasions over the course of 2018. The workplan for this working group focused on supply related issues with the objective of increasing the stock of social housing delivered by housing associations. 2018 was a record year in terms of development with the highest ever number of homes delivered by the housing association sector (3,219).

Rebuilding Ireland – Housing Association Contribution

The Government’s housing plan, Rebuilding Ireland, identifies a key role for housing associations, with a number of measures geared towards increased delivery from the sector. The target for housing associations in 2018 for build and acquisition was 1,950. The sector performed well against targets with 3,219 completed under all programmes.

The sector remains determined to continue to ramp up delivery with a pipeline to deliver over 15,500 new social housing homes by 2021 under Rebuilding Ireland. The working group will closely monitor the work of the sector in meeting the targets, which are challenging, as well as the target for delivery in 2019.

Capital Advance Loan Facility & Payment & Availability Agreements - 2,734 homes in 2018

Last year the Department initiated a review of the CALF and P&A which has been in use for a number of years. The review looked at re-assessing the assumptions in the financial assessment model used by the Housing Agency to arrive at a recommendation on the level of funding for individual projects for the Department. It is expected that the changes to the model will be applied in mid-2019.

Delivery under CALF and P&A has grown significantly since the scheme was first introduced. Even in the last year, the output has increased from 1,891 homes in 2017 to 2,734 homes in 2018.

Capital Assistance Scheme – 485 homes in 2018

The ICSH worked with the Department on issues arising out of the CAS applications process in 2018 to address delays and inconsistencies within the system.

In 2018, we liaised closely with the Department of Housing to introduce a timescale for the applications process, which sets out the stages clearly and identifies deadlines within it for housing associations, local authorities and the Department in progressing all construction funding applications. This new 75-week timescale for CAS will assist with ensuring projects maintain momentum during all stages of construction.
Additionally, the ICSH also highlighted recent problems with the development allowance, which is an additional payment under CAS (construction and acquisition) to cover costs incurred by the housing association in bringing forward developments. In some cases, housing associations had been refused this allowance; however, a circular clarifying how and when it applies is expected shortly.

The CAS scheme is an important capital funding measure which provides homes for specific categories of vulnerable social housing applicants including households experiencing homelessness, older people and people with disabilities. The ICSH is keen to ensure that it works as smoothly as possible to deliver homes to such vulnerable households whose needs will never be adequately met by the private sector.

Development Survey
The ICSH Development Survey (developed by the working group) was compiled on a quarterly basis in 2018. The survey provides data on the number of homes in development, and is a vital tool for ensuring the sector keeps on track in terms of meeting its targets for output. Quarter 4 survey results identified 4,639 homes at various stages of development and which will come on stream over the next three years.

Mortgage to Rent
The Mortgage to Rent scheme is a government initiative to help homeowners who are at risk of losing their home. Housing associations are part of this scheme to assist such households to become tenants of the housing association, thus remaining in their homes. The scheme is supported through AHBs’ involvement, including iCare, who will increase the take-up of the scheme among distressed homeowners.

Tier 3/HFA Approved Working Group 2018
The Tier 3/HFA (Housing Finance Agency) Approved Working Group met seven times during 2018 to consider some of the major policy changes underway and to provide a strategic lead on the key challenges facing the sector. The re-classification of Tier 3 Bodies in early 2018 was a major issue.

Classification of Approved Housing Bodies
In late 2017/early 2018, the CSO proposed to Eurostat that 14 Tier 3 AHBs should be re-classified to the ‘local government sub-sector’, thereby placing them on the Government’s balance sheet. Until then, all AHBs were classified as private non-profit institutions in the non-market sector.

The Working Group spent much of its time on this policy challenge with the objective of designing proposals that will be accepted by government to return AHBs to their previous ‘off-balance sheet’ status. In 2018, the Department of Finance estimated that the reclassification decision means:

- higher general government debt €100 million (0.03% GDP) for end-2017
- larger general government deficit +€470 million (0.15% GDP) for 2018.

AHB Summit with Minister Eoghan Murphy
The first AHB Summit hosted by the Minister for Housing, Planning and Local Government, Eoghan Murphy, took place in September 2018. This was a day-long meeting hosted by Minister Murphy with representatives from the AHB sector. The summit recognised the important contribution AHBs are making to the housing crisis. Minister English, DHPLG staff, local authority representatives, Housing Agency and Housing Finance Agency staff also attended reflecting the collaborative approach being adopted under Rebuilding Ireland.

The main focus of the session was on delivery with a number of issues addressed including: strategic engagement and collaboration; development Issues; homelessness and housing delivery.

The first AHB Summit hosted by the Minister for Housing, Planning and Local Government, Eoghan Murphy, took place in September 2018
Credit Union Lending
The Central Bank reviewed the investment framework for credit unions and subsequently published a “Consultation on Potential Changes to the Investment Framework for Credit Unions”, which would include possible lending to AHBs for social housing. The ICSH made a detailed submission to this consultation process. The Central Bank has now permitted Credit Union investments in Tier 3 AHBs through a regulated investment vehicle as a permitted class of investment for credit unions subject to certain limits.

ICSH/AHB Finance Vehicle
Work continued between the ICSH, six Tier 3 housing associations and PricewaterhouseCoopers (PWC) on a project to establish financing through SPV structures. Initially the objective was to progress off-balance sheet mechanisms to deliver finance into the sector. Phase 2 of the work completed with a smaller number of AHBs moving towards establishing new financial vehicles.

Regulation of Approved Housing Bodies
The legislation that will underpin the Regulator for AHBs has yet to be published. The working group is keen for the legislation to be published with clear guidelines facilitating independence and respecting proportionality within the sector.

Supporting Delivery
The working group also addressed a number of issues relating to development by AHBs during the year. The sector is eager to work with local authorities in bringing forward Part V developments. However, earlier engagement is crucial for AHBs to participate.

Finance Working Group
Finance & Development Conference
A very successful conference was held in Kilkenny in October 2018. Conference feedback from participants was positive, particularly in relation to content, learning opportunities, venue and facilities. The Finance working group is keen to retain the development aspect, highlighting the link between finance and supply.

The Finance Working Group hopes to continue to enhance relationships with LA staff and thought there may be scope to invite them along to the ICSH working groups and other initiatives in 2019.

Calf Review
The Finance Working Group examined financial issues relating to the Calf and P&A process to ensure future delivery and fed into the subsequent submission that the ICSH made to the DHPLG and the Housing Agency, who were reviewing the Calf & P&A process. The ICSH consulted with member organisations that use the scheme. This included the establishment of a working group of finance and development officials from ICSH membership, as well as input from PWC (the ICSH Independent financial advisors) in preparation of this submission.

The DHPLG produced recommendations as part of this process. These recommendations and proposed changes were reviewed by the ICSH with the assistance of a financial consultant.

CSO/Eurostat Reclassification
The reclassification of the sector is a key concern. The working group continued to consider the impacts and the financial implications. Following Eurostat’s confirmation of the CSO’s re-classification of the Tier 3 AHBs, the Department of Finance and the CSO have begun data collection with the 14 re-classified members.

The ICSH is continuing to work on its proposal with input from Tier 3 members and PWC to propose solutions and for a reversal of the decision and return AHBs to off-balance sheet. The CSO has said it will proceed with further classification assessments based on materiality – namely the remaining Tier 3 bodies and larger Tier 2 (in terms of assets/turnover). The timeframe is currently being planned by the CSO.

A number of external contributors were invited to the Finance Working group to focus on new finance options that the sector could use. The Working Group also included a very useful session on FRS 102 and its role in the application of the Statement of Recommended Practice (SORP) in the sector.
**Housing Management and Special Needs Working Group**

The Housing Management and Special Needs Working Group supports the ICSH Council and Management Board in developing and reviewing policies relating to housing management in general and with particular regard to the management of housing for older persons, people with disabilities and households experiencing homelessness. Relevant legislation is also reviewed and considered by the group as well as the development of innovative solutions and housing management support. The Housing Management and Special Needs Working Group met on three occasions in 2018.

**Residential Tenancies Board & the Residential Tenancies (Amendment) Act**

Concerns around annual registration of AHB tenancies were raised throughout 2018, with the ICSH making a submission to the Minister and framing a common message from the sector, rejecting the proposal. The group echoed the sector’s argument that a low turnover of tenants meant that the ‘data’ rationale behind annual registration was weak for AHB tenancies. Group members also raised ongoing registration online and payment issues. In relation to the RTB process, the group provided input into the ICSH analysis of a sample of cases, assessing outcomes and trends.

A successful joint ICSH/RTB seminar was held in November 2018, focusing on the housing association experience of the disputes resolution process under the RTB to date. The session also offered practical tips and guidance for members in preparing for mediation and adjudication as well as the process to follow in terms of collecting evidence.

**Housing for People with Disabilities**

The Health Information and Quality Authority (HIQA) and the Mental Health Commission (MHC) launched draft national standards – to address abuse, exploitation and neglect of adults in health and social care services – in August 2018 for public consultation. The Working Group, which has capacity to deliver training around safeguarding to ICSH members, has been monitoring the development of the standards in addition to the Assisted Decision-Making (Capacity) Act 2015, due to be commenced in 2019 and around which a Housing Agency task group, involving AHB members, is being established.

**Housing for Older People**

The group has been monitoring the progress of the Housing with Support Model Pathfinder Project in Inchicore, which has been progressing well throughout 2018 with keen political interest. 2018 also saw the publication of the *Housing Options for Our Ageing Population Policy Statement*, and the group fed into an ICSH submission on the development of a subsequent joint policy framework between the DHPLG and the Department of Health. The rollout of Age Friendly Ireland workshops throughout Ireland was warmly received by the Working Group. These are aimed at encouraging age-friendly practice in developing housing for older people and the public realm.

**Actions on Homelessness**

Working Group members continued to feed-in their expertise on housing for formerly homeless households, with members raising issues around, for example, the ‘for-profit’ family hub model and ongoing concerns around the transition from hotels to hubs. The group were also appraised of the new Dublin City Council allocation scheme and made specific recommendations around communicating the role and remit of the AHB sector to elected representatives and expanding the sector’s engagement.

**EU Erasmus+ Programme – Tophouse**

The Working Group was appraised of progress in the Erasmus+ TopHouse project. ICSH has specific responsibility to develop a pack on allocation processes (with a focus on people with a disability or mental health issues) by drawing on best practice in Ireland and the other partnering countries. A best practice housing allocation system will be developed based on this. Group members were encouraged to participate in sharing best practice processes for the project.

**Tier 1 Working Group**

In 2018, the Tier 1 Working Group continued its input into identifying and examining issues of relevance particularly for smaller community-based housing associations. The main areas of work for this group focused on issues around regulation, governance, board renewal and encouraging collaboration between housing associations. The group identified key priorities such as board renewal and support regarding the use of (and provision for) sinking funds as well as board member training and encouraging more collaboration in areas such as audit fees, stock condition surveys and other housing management issues. The working group also focused on advocating for appropriate regulation for volunteer-only associations in the sector.
In 2018, the group was also central to organising the Tier 1 Seminar, which saw over 40 attendees discuss issues including assistive technologies for elderly living (Sean Moynihan and Sophie Ainscough, Alone Housing Association), Asset Management (Neil Bolton, Bolton Dowling Partnership) and Good Governance for Smaller Organisations (Derek O’Reilly, Carmichael Centre).

The work of this group has continued into 2019, and these issues, as well as others, continue to be highlighted by Tier 1 representatives.

Communications Working Group 2018

The Communications Working Group met twice in 2018. The Group is made up of communications and policy staff representing ICSH members from all three tiers. The terms of reference for the group include reviewing and updating the ICSH Communications Plan, agreeing consistent messaging to articulate the role of housing associations, identifying areas for planned promotion, reviewing ICSH communications practice with members and discussing medium-term strategy for consideration by ICSH members, Council and Board.

Key discussion points for the group included the development of a Housing Association Language and Messaging Guide, social housing output figures from the sector, CSO/Eurostat Classification issues and advancing core communication themes around finance, land and AHB capacity. New publications describing the work of the sector are being developed in 2019 arising out of the work of the group.
Representing and Promoting the Sector

- Residential Tenancies Board: Legislative, Practice and Procedure Committee; Stakeholders Group
- Rebuilding Ireland Structures: Oversight Group; Pillar 2 Project Group; Dublin Task Force; Cork Delivery Group
- Housing Agency: Board; Audit & Risk Committee
- National Housing Strategy for People with Disabilities: Housing Subgroup; Fingal and DCC; Housing and Disability Steering Groups (HDSGs); Mental Health and Community Living Task Force
- HIQA: Service Providers Forum
- Dublin Regional Homeless Executive Joint Consultative Forum: Joint Homelessness Consultative Forum; Implementation Advisory Group (IAG)
- Older People: Age Friendly Alliance; DCC Housing for Older People Group
- Community and Voluntary Pillar: Secretariat
- Dublin City Council: Housing Strategic Policy Committee
- Vacant Homes Working Group

**European Bodies**

- Housing Europe: Housing Europe (formerly Cecodhas) is the European Federation of Public, Cooperative & Social Housing
- Feantsa: European Federation of National Representative Organisations working with the Homeless
ICSH Biennial Finance and Development Conference 2018

The 2018 ICSH Finance and Development Conference, supported by Gas Networks Ireland, took place in the Lyrath Hotel, Kilkenny on the 25th and 26th of October 2018. Minister Damien English opened the conference, at which speakers from Ireland and overseas offered challenging solutions to develop our thinking on housing affordability, cost, scale, and innovation. More than 250 delegates probed the discussion and offered insightful commentary at what proved to be a very successful conference. Changes in the operating environment since our 2016 Finance Conference were reflected in 2018 presentations, as well as the impact of the Government Action Plan for Housing and Homelessness, *Rebuilding Ireland*.

Key sessions included the following: the Financial Landscape for Delivery, Joint Ventures in Financing and Delivery, Learnings from New Financial Models, Cost Efficient Systems and Delivery of Affordable Housing, Financing Land and Regeneration and Energy Options. Reclassification was a critical discussion point but there was optimism around the sector’s accelerated housing delivery, with the potential for evolving tenures to precipitate the evolution of different funding models. AHB-led affordable tenancy models were explored with access to state lands managed by the Land Development Agency potentially facilitating the emergence of a range of models with social aims, such as private development companies, AHB consortia or joint ventures with local authorities geared to delivering affordable mixed tenure housing. Delegates learned from the experiences of national and international social and affordable housing bodies with modular construction, digitisation tools (such as Building Information Modelling or BIM) and the Nearly Zero Energy Building (NZEB) performance standard featuring prominently.

The conference parallel sessions offered delegates the opportunity to engage with speakers in greater detail in their particular area of interest and sessions on Financing Special Needs & Sustainability, Facilitating New Delivery, Achieving Standardisation within Financial Processes and Asset Management & Financial Commitments proved to be stimulating fora for discussion and debate.

The two-day event once again proved to be a great success and a deeply valuable social and networking opportunity for our membership.
Group Insurance Scheme

2018 marked the 15th year of the ICSH Group Insurance Scheme, administered by BHP Insurance and underwritten by Allianz. The Group Insurance Scheme offers tailored coverage to over 200 ICSH members. The service provided by BHP offers high levels of coverage in property and liability cover as well as catering for a wide range of additional activities such as community and day centres, the provision of meals, outreach services and crèche and playground facilities.

The ICSH Group Insurance Scheme is the only one of its kind providing group coverage to approved housing bodies with members making considerable savings and benefitting from excellent levels of service, coverage and support.

Garda Vetting

The ICSH has been administering the Garda vetting of staff and volunteers for our members since 2010 and 2018 was the busiest year yet for the service with 804 people vetted. The National Vetting Bureau (Children and Vulnerable Persons) Acts 2012–2016 made vetting of certain volunteers or employees working with children and vulnerable people mandatory. The ICSH is available to advise members of their obligations under the legislation and to facilitate vetting where required.
Education and Training

The ICSH is as committed as ever to the provision of relevant education and training to those currently working or hoping to work in the voluntary housing sector. Our fourth class of students completed the ICSH/CIH Certificate in Housing in 2018, earning a recognised qualification in housing and developing new skills and knowledge.

Seminars

2018 saw a number of seminars held throughout the country on the new topic of GDPR and its impacts on housing associations. For front-line housing workers we held workshops on compassion fatigue and how to prevent it and we also looked at the RTB disputes resolutions process and ICSH members’ experiences of it. Seminars were well attended and the ICSH is committed to upskilling members through developing and hosting relevant seminars and workshops.

Seminar on RTB Dispute Resolution

The ICSH held a seminar in November 2018 with the Residential Tenancies Board focusing on the housing association experience of the disputes resolution process under the RTB to date. The seminar included informative presentations on some of the main learnings from the RTB perspective since housing associations came under the Act. These included the prevalence of cases focusing on rent arrears and overholding as well as some guidance to be followed when involved in the disputes process. The session also offered practical tips and guidance for members in preparing for mediation and adjudication as well as the process to follow in terms of collecting evidence in areas such as anti-social behaviour, breach of tenant obligations and rent arrears.

Housing Association Performance Management (HAPM)

HAPM has now been in operation for 15 years. It is a survey sent to all ICSH members on a quarterly basis, capturing key performance indicators on a range of housing management issues such as rents, service charges, re-lets, first lets, voids, maintenance and complaints. 2018 was HAPM’s biggest year to date with 22,518 tenancies included in the survey.

The HAPM survey is proportional to an organisation’s size with Tier 1 members being asked about rents, voids and repairs, the key performance indicators necessary for compliance with Building for the Future, and the voluntary code of regulation for the sector. Tier 2 and Tier 3 members receive a longer survey to fully capture all aspects of their activities as larger housing associations.
TopHouse
Throughout 2018, the ICSH worked with European partners on the TopHouse project. TopHouse (Towards Person Centred Housing Services in Europe) aims to develop tools to assist housing and support workers and allocation officers in assessing a person's housing and support needs and to use these to develop person-centred support plans and make more appropriate housing allocations. The project is funded through Erasmus + as a strategic partnership for vocational education and training.

The project kicked-off with a meeting of partners in Brussels in January. In July, the ICSH hosted all project partners and we were delighted to welcome to Dublin the Essl Foundation from Austria, Jugend am Werk from Austria, Support (formerly known as Fundacio Tutelar de les Comarques Gironines) from Catalonia in Spain, Aspa Foundation from Finland and Homeless Link from the UK. The meeting also had input from the European Association of Service Providers for People with Disabilities (EASPD) from Belgium over Skype.

Significant work took place at the Dublin meeting with the core outputs presented and agreed on and key elements of the 2019 phase of the project agreed. The two-day meeting reviewed progress to date which involved compiling best practice examples of housing and support assessment, allocation and provision from across Europe. These were used to develop and inform the project outputs, which include draft assessment and allocation tools.

Project partners met again in Vienna in November 2018 to finalise plans for 2019, which involve the development, localisation and delivery of training materials for people working in supported housing. Training modules include topics such as:

- Effective interviewing skills
- Tools for effective assessment
- Personalisation, choice and co-production
- Professional boundaries
- Networking and partnership working
- Safety planning
- Safeguarding and protection from abuse
- Human rights, equality and diversity

This training will be piloted across Europe by project partners including the ICSH in 2019.
Housing Association Activity Report 2017

The ICSH launched the Housing Association Activity Report 2017 in May 2018. The report showcased member development figures for 2017. In 2017, 2,330 homes (1 in every 3 new long-term social homes) were delivered by housing associations through a combination of build, acquisition and leasing.

At the launch, Chief Executive Donal McManus reminded those in attendance that 2013 was ground zero for the sector, with only a few hundred units delivered in that year. With a current development pipeline of almost 5,000 homes, ICSH believe we can build on this number with specific actions by Government. Dr. McManus urged the then Regeneration and Development Agency (now the Land Development Agency) to release strategically located land banks for social and affordable housing.

Innovative Housing Management Solutions

The ICSH launched a series of case studies in 2018 relating to innovative ways that smaller Tier 1 members are responding to challenges such as an increased administrative and regulatory burden as well as board renewal. These case studies may be informative to other bodies that wish to respond to these challenges, either as an individual organisation, or by collaborating with other associations.
ICSH Regional Member Meetings 2018

The ICSH completed a successful round of regional meetings with member organisations in spring 2018, with meetings in Cork, Limerick, Mayo, Kilkenny and Cavan. Pat Doyle, ICSH President attended and contributed to the meetings.

CAS delays were raised, some of the challenges member organisations faced under the Buy and Renew scheme as well as particular opportunities under the Repair and Lease scheme. Other development discussions included SEAI grants and the possibility of developing a housing with care model to meet our changing demographics. Among maintenance issues, there was a call from some member organisations for an ICSH-led stock condition survey scheme. And interagency and inter-departmental working issues were raised frequently with a call for the re-establishment of a dedicated officer in each local authority to deal directly with AHBs. Governance issues included board renewal, the merits of paid staff in smaller member organisations and the issue of sustainability in the context of local authority rent calculations.

Neighbours’ Day 2018

The festival is now in its 19th year and has extended beyond European borders to be celebrated by millions of people worldwide. Since its launch in Paris in 2000, the party is celebrated around the world by millions of people. 1450 partner cities, housing organisations and associations participate in over 36 countries. Neighbours’ Day was celebrated by a number of ICSH members on 25th May 2018.

Respond Housing hosted events in Dublin on the 23rd May and in Waterford on the 25th May. The celebration kicked off in High Park, Drumcondra with a fantastic meal followed by face painting and 99 ice creams for everyone as well as a BBQ for Respond residents and staff at the community allotments in Waterford. HAIL celebrated Neighbour’s Day by hosting a BBQ in the communal gardens in two of their developments in Edenmore, Raheny and Kilcronan, Clondalkin. Occasions like Neighbour’s Day, provide an ideal opportunity to inspire HAIL’s tenants to get involved with their community, meet their neighbours and peers and in turn contribute toward well-being and help to build cohesive and sustainable communities.
Impactful Communications 2018
As a membership body, we have continued to keep affiliated members up-to-date on policy, legislative, funding and governance changes as well as providing information on upcoming events by email and through our website and social media platforms. Members continued to receive monthly eBulletins and the ICSH newsletters.

2018 brought increased engagement and relationship-building across national and regional media and with key journalists covering housing issues. Greater visibility of the sector and the ICSH as the membership body and enhanced reach across digital communication platforms has helped to develop the profile of the organisation as well as individual member organisations.

Digital Media
The ICSH website had more than 200,000 page views during 2018 with member vacancies, member search, and ICSH services attracting most visitors. The ICSH Twitter account had almost 2,300 followers by December 2018, with more than 700,000 Twitter impressions throughout the year.
Member Activity 2018

Newly Built, Finished, Upgraded and Specially Designed Housing

Túath Housing

CASTLEGUARD MANOR, CO. LOUTH

is Túath’s first rapid build construction project and an excellent example of public private partnership in practice. Túath worked closely with Louth County Council and the developer, Modern Homes Ireland, to agree the acquisition of all 102 new homes.

Clúid Housing

ERNEDALE HEIGHTS, CO DONEGAL

Clúid Housing partnered with Donegal County Council to carry out a full refurbishment of 11 houses at Ernedale Heights, which had fallen into varying states of disrepair. Previously, the existing houses had a BER “G” rating. Following completion of the works, all houses are now a minimum of A3.
North & East Housing Association

LOUGH NA GLACK, CARICKMACROSS, CO. MONAGHAN

10 new homes in Lough na Glack, Carickmacross, Co. Monaghan mark the second phase of 38 in total provided by North & East in partnership with Monaghan County Council and NARPS (NAMA), in this previously unfinished estate.

Oaklee Housing

MONEENROE, CASTLECOMER, KILKENNY

Nine two- and three-bed bungalows, providing general needs support but future-proofed design to allow for disabled access.

Tinteán Housing

BARRET STREET, BAGENALSTOWN, CARLOW

A turnkey development of 10 three-bed terraced houses that were provided under a partnership between Tinteán and Carlow County Council.

Clúid Housing

MILLTOWN MEADOWS IN ASHBORNE, CO. MEATH

Sixty-seven families were the happy recipients of the keys to their new homes completed in July 2018.
**Tabor House**

**FELLOWSHIP HOUSE**
is a €4.8 million treatment centre for men, situated in Cork. It has a capacity to provide both treatment and independent accommodation for over 30 people recovering from addiction.

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**Túath Housing**

**NORTHBANK, CASTLEFORBES, DUBLIN 1**
Túath completed the purchase of 26 apartments at Northbank, Castleforbes, Dublin 1 for just under €5 million. The apartments were refurbished and comprise a mix of 6 x one beds, 16 x two beds and 4 x three beds.

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**Túath Housing**

**HAROLD COURT, DUBLIN 12**
In 2018, Túath Housing purchased the entire development of 23 apartments to provide social housing for applicants from Dublin City Council’s waiting list.
Peter McVerry Trust

NEWCASTLE WEST, CO. LIMERICK
AND BALLYFERMOT

Repair and Lease projects providing secure accommodation for families that had previously been accessing emergency accommodation.

Oaklee Housing

STORMANSTOWN, DUBLIN 9

The €11 million turnkey scheme was funded from the Capital Advanced Leasing Facility. 42 units comprising a mix of one-, two-, three- and four-bedroom apartments have transformed the Ballymun area.
Bandon Geriatric and Community Council

AVENUE GROVE, BANDON, CO. CORK
A nine-house, €1.4 million CAS funded project in the centre of the historic town.

Ó’Cualann Co-Housing Alliance

49 two- and three-storey affordable homes. The development provides generous, quality, family homes with a good social mix and front door access for all 49 units as well as private gardens for each.

Túath Housing

DUNVILLE, CO. MEATH
64 homes comprising of 30 Part V homes and 34 additional homes in this beautiful development located at the edge of Johnstown Village.

Peter McVerry Trust

CASTLE COURT, DUBLIN 2
13 units provide secure accommodation for families, couples and single people who had previously been accessing emergency accommodation.
Following an electoral process, the first meeting of the ICSH Council of 15 members for the 2018-2020 tenure took place on 22nd January 2018, with the (then) requirement for one third of Council members to retire annually. At that meeting, the Council members elected two representatives of each of Tiers 1, 2, and 3 to form the ICSH Board, comprising:

- Pat Doyle – President
- Tina Donaghy – Vice President
- Treasurer – James Rocke
- Jackie Bonfield
- Paula Kenny
- Alison O’Gorman

Subsequently, two External Members, Oliver O’Loughlin (Limerick) and Jack O’Keefe (Dublin) joined the Board in 2018.

It was necessary to convene an Extraordinary General Meeting on 18th June 2018 to debate a proposal from the ICSH Board, “that the annual retirement requirement has been found to be an impediment to the continuity and to the organisational development of the ICSH Federation, and the Board proposes to the ICSH membership that retention of the experienced Council members for a three-year tenure, without the requirement of intermediate retirement, would be of benefit to the sector.”

Following legal consultation, the following proposals were notified to all ICSH member associations, and delegates to the EGM on 18th June 2018 accepted the following changes to the ICSH Articles of Association.

The decision of the EGM was that the following Article BE DELETED.

**Article 34 (b) (iv) “Council members, other than those elected to the Board, will retire by lottery at end of years one and two, but will be eligible for re-election if nominated.”**

This decision then required a change to Article 34 (a) (ii) which was accepted and this Article now reads: “The six Council members elected to the Board will retire in year three of their tenure.”

The tenure, therefore, of the current ICSH Board and Council is 2018-2020.

**ICSH Council 2018**

Three members of the 15-member ICSH Council, (which comprises five representative from each of the 3 tiers) regretfully had to retire as members during 2018 as they were no longer working in the voluntary sector and subsequently, by-election processes were notified to fill the vacancies.

For Tier 2, Margaret Daly moved to employment outside the sector and was replaced by Ken Ó Héiligh. Also, Elli McMahon stood down in order to concentrate on her PHD on Social Housing and Tier 3 representative Ned Brennan, moved to employment in the public sector.

The commitment of all to the sector over the years was acknowledged. Following the election, the positions of Eli McMahon and Ned Brennan were taken by John Joe Higgins and Niamh Randall for Tiers 2 and 3 respectfully.

The ICSH Council met during each quarter of 2018.
## ICSH Board Meeting Attendance Record 2018

<table>
<thead>
<tr>
<th>Board Meetings 2018</th>
<th>Pat Doyle</th>
<th>Tina Donaghy</th>
<th>James Rocke</th>
<th>Jackie Bonfield</th>
<th>Paula Kenny</th>
<th>Alison O’Gorman</th>
<th>Oliver O’Loughlin</th>
<th>Jack O’Keeffe</th>
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## ICSH Council Members Attendance Record 2018

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<tr>
<th>COUNCIL MEMBER</th>
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<th>11th April</th>
<th>12th Sept.</th>
<th>5th Dec.</th>
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<td>Jackie Bonfield</td>
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<td>Margaret Farrissey</td>
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<td>Regina MacCormack</td>
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<td>Jim Quinn</td>
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<tr>
<td>Pat Doyle</td>
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<tr>
<td>Tina Donaghy</td>
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<tr>
<td>Margaret Daly/Ken O’Heiligh</td>
<td>T2</td>
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<td>Ned Brennan</td>
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<td>Liz Carey</td>
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A – Apology
## Development & Supply Working Group Attendance 2018

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<th>23rd May</th>
<th>26th Sept.</th>
<th>28th Nov.</th>
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<td>Tina Donaghy (Fold Ireland)</td>
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<td>Vincent Keenan (North &amp; East HA)</td>
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<td>Martina Smith/Patricia Cleary, HAIL</td>
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<tr>
<td>Antoinette Hayden (Clúid Housing)</td>
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<td>Rory O’Moore (Dublin Simon)</td>
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<td>Geoff Corcoran (Sophia Housing)</td>
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<td>Gene Clayton (The Iveagh Trust)</td>
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<tr>
<td>John Mulhall (Circle VHA)</td>
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<td>Neil Dolan (Oaklee Housing)</td>
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<td>Paul Braiden (Túath Housing)</td>
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<td>Robert Reid (Sue Ryder Foundation)</td>
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<td>Michael Goulding (Novas Initiatives)</td>
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A – Apology
# Housing Management & Special Needs Working Group Attendance 2018

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<th>23 May</th>
<th>28 Nov.</th>
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<tbody>
<tr>
<td>Elli McMahon, Chair (Sonas)</td>
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<tr>
<td>Kevin White (Alone)</td>
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<tr>
<td>Michael Haynes/Elaine Fairley (Clanmil Ireland)</td>
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<tr>
<td>Simon Brooke (Clúid Housing)</td>
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<tr>
<td>Trina Harpur/Gavin Connolly (Dublin Simon)</td>
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<td>Jan Mingle/Ger Spillane/Padhraig McKernan (Focus Ireland)</td>
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<tr>
<td>Charles McDonald (Sue Ryder Foundation)</td>
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<td>Dolores Murphy (Irish Wheelchair Association)</td>
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<td>Niamh Cullen (Sophia Housing)</td>
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<tr>
<td>Jim Buckley/Jim Quinn (Rights for the Elderly)</td>
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<td>Eimear O’Hagan (Saint John of God Housing Association)</td>
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<td>Paula Kenny/Kathy Fitzgerald (Society of Saint Vincent de Paul)</td>
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<td>Louise Thompson/Fiona Cox/Fiachra McKernan (Túath Housing)</td>
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<tr>
<td>Mark Hazzard (Nás na Riogh Housing Association)</td>
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<td>Grainne Donnelly (Choice Housing)</td>
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A – Apologies
## Tier 3/HFA Approved Working Group Attendance 2018

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<th>5th Sept</th>
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<tr>
<td>Brian O’Gorman, Chair (Clúid Housing)</td>
<td>✔ ✔ ✔ ✔ ✔</td>
<td>✔ ✔ ✔ ✔ ✔</td>
<td>✔ ✔ ✔ ✔ ✔</td>
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</tr>
<tr>
<td>Kieron Brennan/Fiona Dunkin (Cooperative Housing Ireland)</td>
<td>✔ ✔ ✔ ✔</td>
<td>✔ ✔ ✔ ✔ ✔</td>
<td>✔ ✔ ✔ ✔ ✔</td>
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<tr>
<td>Ray Fanning (Respond Housing)</td>
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<td>✔ ✔ ✔ ✔ ✔</td>
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<tr>
<td>Margaret Daly/Ken Ó Háiligh (Foscadh Housing)</td>
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<tr>
<td>Bernie Cadden (St. John of Gods HA)</td>
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<tr>
<td>Gene Clayton (Iveagh Trust)</td>
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<td>Paula Kenny/Jonathan McShane (Society of St. Vincent De Paul)</td>
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A – Apologies
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<th>Name</th>
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<th>24th May</th>
<th>14th September</th>
<th>7th December</th>
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<tr>
<td>Cathal Callan (Clúid Housing)</td>
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<td>Roderick Canning (Apex Housing Association)</td>
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<td>John Timoney (Focus Ireland)</td>
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<td>Ray Fanning (Respond! Housing Association)</td>
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<tr>
<td>Martin Hannigan, Chair (Dublin Simon)</td>
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<tr>
<td>Paul Harrison (The Iveagh Trust)</td>
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<td>Orla Marshall (Sophia Housing Association)</td>
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<td>John Masterson (Cooperative Housing Ireland)</td>
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<td>Cliodhna O’Leary (HAIL)</td>
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<td>Anne O’Meara (Circle Voluntary Housing Association)</td>
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<tr>
<td>Neil Anderson (Túath Housing Association)</td>
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<td>Pio Murtagh (North &amp; East Housing Association)</td>
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<tr>
<td>Anne Marie Gavin (Sonas) Vice Chair</td>
<td>✔</td>
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<tr>
<td>Tim Crowley (Ó Cualann Cohousing Alliance)</td>
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<td>Aoife Maguire (Alone)</td>
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<td>Jack O’Keefe (Merrion)</td>
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<td>✔</td>
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</tbody>
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A – Apologies
Independent Auditors’ Report
to the Members of the Irish Council for Social Housing

We have audited the financial statements of the Irish Council for Social Housing (the ‘Company’) for the year ended 31st December 2018. The relevant financial reporting framework that has been applied in their preparation is Irish Law, and Financial Reporting Standard 102, applicable in the UK and Republic of Ireland, and the accounts have been properly prepared in accordance with the requirements of both.

In our opinion the financial statements:

• give a true and fair view of the assets, liabilities and financial position of the Company as at the 31st December 2018, and of its surplus for the year then ended,

• have been properly prepared in accordance with the Financial Reporting Standard 102 “The Financial Reporting Standard applicable in the UK and the Republic of Ireland”, and

• have been properly prepared in accordance with the requirements of the Companies Act 2014

We conducted our audit in accordance with International Standards on Auditing (Ireland) and we believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. We are independent of the Company in accordance with ethical requirements that are relevant to our audit of financial statements in Ireland and we have obtained all the information and explanations which we considered necessary for the purposes of our audit.

In our opinion the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited, and the financial statements are in agreement with the accounting records.

We have nothing to report in respect of the following matters in relation to which ISA (Ireland) 570 requires us to report to you where:

• The Directors’ use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or

• The Directors’ have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the Company’s ability to continue the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Harry O’Sullivan,
for and on behalf of
Crowleys DFK Unlimited Company
Chartered Accountants and Statutory Audit Firm
16/17 College Green
Dublin 2

27th May 2019
The Directors are responsible for preparing the Directors’ Report and the Financial Statements in the accordance with Irish Law and regulations.

Irish company law required the Directors to prepare financial statements for each financial year. Under the Law, the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and Financial Reporting Standard 102, ”The Financial Reporting Standard applicable in the UK and the Republic of Ireland”.

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 assets, liabilities and financial position of the Company as at financial year end date, of the surplus or deficit for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the Directors are required to:

• select suitable accounting policies for the Company’s financial statements and then apply them consistently;

• make judgements and accounting estimates that are reasonable and prudent;

• state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any departure from those standards; and

• 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 ensuring that the Company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the Company to enable at any time the assets, liabilities, financial position and surplus or deficit of the company, to be determined with reasonable accuracy, enable them to ensure that the financial statements and Director’s Report comply with the Companies Act 2014 and enable the financial statements to be audited. 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 irregularities.

On behalf of the Board: 29th May 2019

Patrick Doyle  
Director

James Rocke  
Director
## Balance Sheet
### As at 31 December 2018

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>€</td>
<td>€</td>
</tr>
<tr>
<td><strong>Fixed assets</strong></td>
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<tr>
<td>Tangible assets</td>
<td>43,732</td>
<td>60,134</td>
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<tr>
<td></td>
<td>43,732</td>
<td>60,134</td>
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<tr>
<td><strong>Current assets</strong></td>
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<tr>
<td>Debtors: amounts falling due within one year</td>
<td>2,867</td>
<td>2,955</td>
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<tr>
<td>Cash at bank and in hand</td>
<td>661,694</td>
<td>603,914</td>
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<tr>
<td></td>
<td>664,561</td>
<td>606,869</td>
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<tr>
<td>Creditors: amounts falling due within one year</td>
<td>(65,959)</td>
<td>(26,618)</td>
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<tr>
<td><strong>Net current assets</strong></td>
<td>598,602</td>
<td>580,251</td>
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<tr>
<td><strong>Total assets less current liabilities</strong></td>
<td>642,334</td>
<td>640,385</td>
</tr>
<tr>
<td><strong>Net assets</strong></td>
<td>642,334</td>
<td>640,385</td>
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<tr>
<td><strong>Capital and reserves</strong></td>
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<tr>
<td>Income and Expenditure reserve</td>
<td>642,334</td>
<td>640,385</td>
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<tr>
<td><strong>Total reserves</strong></td>
<td>642,335</td>
<td>640,385</td>
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The financial statements were approved and authorised for issue by the Board:

**Pat Doyle**  
*Director*

**James Rocke**  
*Director*

29th May 2019  
29th May 2019
## Schedule to the Detailed Accounts
### For the year ended 31st December 2018

<table>
<thead>
<tr>
<th></th>
<th>2018 €</th>
<th>2017 €</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Income</strong></td>
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<td></td>
</tr>
<tr>
<td>Seminars and Conferences</td>
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<td>64,468</td>
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<td>Affiliation Fees</td>
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<td>194,413</td>
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<td>Grant-in-Aid</td>
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<td>411,593</td>
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<td>Social Partnership **</td>
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<td>30,144</td>
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<tr>
<td>Pobal/White Paper Contract*</td>
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<td>27,532</td>
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<tr>
<td>Sponsorship/Donation</td>
<td>38,885</td>
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<td>Education &amp; Training Programme Fees</td>
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<td>29,533</td>
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<tr>
<td>Sales/Services/Consultancy</td>
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<td>16,150</td>
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<td>Deferred Grant in-aid – released for projects</td>
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<td>78,214</td>
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<tr>
<td>Other Income</td>
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<td>44,589</td>
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<td><strong>Total Income</strong></td>
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<td>924,166</td>
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<table>
<thead>
<tr>
<th><strong>Administration Expenses</strong></th>
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<td>Staff salaries</td>
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<tr>
<td>Part salary of Dev. Officer *</td>
<td>27,848</td>
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<tr>
<td>Part Salary of Compliance Officer **</td>
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<td>30,144</td>
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<td>Employer’s PRSI</td>
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<td>40,762</td>
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<td>Employer’s pension costs</td>
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<td>Education and training courses</td>
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<td>Meetings, travel and subsistence</td>
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<td>Consultancy</td>
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<td>Printing, postage and stationery</td>
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<td>Telephone and fax</td>
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<td>General office expenses</td>
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<td>Advertising and promotion</td>
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<td>Legal and professional</td>
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<tr>
<td>Insurances</td>
<td>6,100</td>
<td>8,136</td>
</tr>
<tr>
<td>Depreciation – fixtures and fittings</td>
<td>13,054</td>
<td>13,054</td>
</tr>
<tr>
<td>Depreciation – leasehold improvements</td>
<td>3,348</td>
<td>5,016</td>
</tr>
<tr>
<td>Affiliation costs</td>
<td>7,260</td>
<td>7,520</td>
</tr>
<tr>
<td>Conference and seminars</td>
<td>56,715</td>
<td>56,441</td>
</tr>
<tr>
<td>Regional network</td>
<td>11,397</td>
<td>14,377</td>
</tr>
<tr>
<td>Other non audit services</td>
<td>1,476</td>
<td>1,476</td>
</tr>
<tr>
<td>IT and other services contracts</td>
<td>28,624</td>
<td>15,255</td>
</tr>
<tr>
<td><strong>Total Administration Expenses</strong></td>
<td>854,072</td>
<td>894,473</td>
</tr>
</tbody>
</table>

* Scheme to Support National Organisations in the Community and Voluntary Sector
The work of the ICSH is part – supported by the ‘White Paper Contract’ scheme which is administered by Pobal. ICSH received grants under the scheme amounting to €27,848 in 2018 towards the relevant salary payment.

** Funding Scheme for Members of the Community & Voluntary Partnership
The ICSH received a Social Partnership Grant of €30,144 in 2018 towards the relevant salary payment.
List of Members 2018

Full Members

A
Ability West
Achill Sheltered Housing Association
Adapt Domestic Abuse Services
Adare Sheltered Housing CLG
Aghamore Voluntary Housing Association
Alone
Amber, Kilkenny Women’s Refuge
Anew Support Services
Anewers Housing Association
Aoibheas CLG
Aonach Housing Association Ltd
ApeX Housing Association
Áras Mhuire Housing Ltd
Ardara Sheltered Housing Association CLG
Ardfallen Sheltered Housing
ARK Housing Association
Associated Charities Trust (ACTS) CLG

B
Ballycastle & District Voluntary Housing Association
Ballydesmond Sheltered Housing Ltd
Ballyhale Voluntary Housing Association Ltd.
Ballyhaunis Social Housing Ltd.
Ballyhooly Sheltered Housing Association Ltd.
Ballymacarbry Elders Housing Association Ltd.
Banada Tourlestrane Housing Association Ltd.
Bandon Geriatric and Community Council Banner Housing Association Ltd.
Bantry Care for the Aged Association Ltd.
Belcarra Community Co-Op Ltd
Belmont Park Housing Association
Bishopstown Senior Citizen Housing Association Ltd.
Brabazon Trust
Bray Women’s Refuge Housing Association
Bréifne Social Housing Association
Brickens Logboy Tulrahan Housing
Broomfield Housing Company

C
Caisleán Nua Voluntary Housing Association
Callan Community Voluntary Housing
Camphill Communities of Ireland
Cappamore Housing Association CLG
Carbery Housing Association CLG
Carnew Community Care CLG
Carracastle Voluntary Housing Association Ltd
Carraig Dubh Housing Association
Carreglea Cáirde Services
Carriers Child and Family Services
Castleblayney Care Housing Association
Castlecomer Housing Association
Charles Sheils’ Charity
Charleville Sheltered Housing Services Ltd
CHAS – Cabhru Housing Association Services
Cheshire Ireland
Cill Dara Housing Company Limited by Guarantee
Circle Voluntary Housing Association
Clannmil Housing Association Ireland CLG
Clár I.C.H.
Clár I.R.D.
Clare Haven Services CLG
Claregalway and District Day Care Centre
Clones Special Needs CLG
Clonmel Voluntary Housing Association
Cluainin Voluntary Housing Association
Cluaid Housing Association
Coiste Tithe Ubhe Laoire Teo
Colliery Christians Voluntary Housing Association
Cómhlacht Tithe Soisialta agus Forbaínt an Tsuláin Teo
Connah Community Council Housing for the Elderly Association
Connemara Sheltered Housing CLG
Corkline Housing Association
COPE Foundation (Cork)
COPE Galway
Cork Mental Health Housing Association
Cork Simon Community
Corran-Deel Voluntary Housing Association CLG
County Donegal Parents and Friends Housing Association Limited
County Wexford Community Workshop (Enniscorthy) Limited
Croghan Enterprise Company Limited
Cuan an Chlair
Cuan Saor Women’s Refuge and Support Services CLG
Culfadda Housing Association Limited
Cumann Títhiochta na Dromoda Teo
Cumann Títhiochta Sóisialta an Bhreacadh Nua Teo.

D
Daisyhouse Housing Association
Danesfort Housing Association
Dara Voluntary Housing Association
Daughters of Charity of St. Vincent de Paul Service for Persons with MH
Disabled People of Longford Housing Association Ltd
Donegal Women’s Voluntary Housing Association
Doorway to Life (Abode)
Drogheda Homeless Aid Association Ltd
Drogheda Women’s and Children’s Refuge Centre CLG
Dromin/Athlacca Housing Project Ltd.
Dublin Central Mission (DAC)
Dublin Simon Community
Dundalk Simon Community

E
Embury Close Sheltered Housing Company
Enniscorthy Community Housing Ltd

F
F.H.I.S.T.
Farranree Sheltered Housing Association Limited
Finisklin Housing Association Ltd.
Focus Housing Association
Fold Housing Association Ireland CLG
Foscadh Housing Association
Four Mile House Housing Association
Irish Council for Social Housing Annual Report 2018

G
Galtan CLG
Galway Co-Op Housing Development Society
Galway Simon Community
Gleann Ealach Housing Association
Good Shepherd Services
Grange and District Housing Association
Grantstown Voluntary Housing Association
Guardwell Sheltered Housing Ltd.

H
Habinteg Housing Association Ireland CLG
Hearth and Mind
Home Again
Housing Association for Integrated Living (HAIL)
Hugh Gore Institute Ltd.

I
iCare Housing
Inagh Voluntary Housing Association Limited
Inis Housing Association
Irish Society for Autism
Irish Wheelchair Association

J
John Nash Charity Sheltered Housing
JPC Housing Association Ltd.

K
KADA
Kanturk Sheltered Housing Association
KARE
Kerry Emigrant Support Housing Association Ltd
Kerry Mental Health Association
Kerry Parents and Friends Association
Kilanerin Sheltered Housing Association
Kilbolane Voluntary Housing Association
Kilcorney Community Development Association Ltd
Kildare North Sheltered Housing
Kildorrey Voluntary Housing Association CLG
Kilkee Housing Association
Killeshandra Housing Association Ltd
Killimor Parish Housing Association
Kilmihil Community Housing Association Ltd
Kilmovee Community Housing Limited
Kilnaleck Sheltered Homes Ltd
Kiltullagh Voluntary Housing Association
Kilworth Community Housing Association Ltd
Kingdom Voluntary Rural Housing Association
Kingsriver Housing Association
Kiskeam and District Action Group

L
Leighlinbridge Housing Association Ltd.
Lighthouse Fellowship (Vergemount)
Lisdoonan District Housing Association Ltd.
Little Angels Housing Association Ltd
Little Sisters of the Poor
Loch Gowna Housing Association CLG
Lord Blaney Trust
Louisburgh Community Housing

M
Macroom Senior Citizens Housing Development Ltd
Mallow Sheltered Care CLG
Mayo Abbey Parish Housing Association
Merrick House DAC
Mid Offaly Housing Association
Mid West Simon Community
Midland Housing Association Ltd.
Midleton Lions Club Housing Association Ltd
Millstreet & District Housing Association CLG
Missionaries of the Sacred Heart
Mitchelstown Senior Citizens Project
Monaghan Housing Association
Monaghan Parents and Friends of Persons with an Intellectual Disability Ltd.
MooreHaven Centre
Mount Cara CLG
Mountbellew Voluntary Homes Association Ltd.
Mountmellick Voluntary Housing Association
Moyne Voluntary Housing Association
Muff Sheltered Housing Association Limited
Muiriosa Housing Association CLG
Mullingar Housing Association
Mulranny Day Centre Housing CLG

N
Nás na Ríogh Housing Association Ltd
Nazareth Housing Association Limited
Nenagh Voluntary Housing Association
New Hope Residential Centre
Newgrove Housing Association
North and East Housing Association
North Connemara Voluntary Housing Association Limited
Novas Initiatives

O
O Cualann Co-Housing Alliance CLG
Oaklee Housing
Oasis Housing Association CLG
Offaly Housing Association for People with an Intellectual Disability Limited
Orione Care/The Sons of Divine Providence
Owning Care for the Elderly

P
PACE
Peamount Housing Ltd.
Peter McVerry Trust
Peter Triest Housing Association
Phibsboro Aid
Praxis Housing Association CLG
Prosper Fingal Housing Association Company Limited by Guarantee

R
Rathkeale Sheltered Housing Association Limited
Rathmore Social Action Group
Ratoath Independent Living Initiative
Respond Housing Association
Rights for the Elderly VHA CLG
Roscarra Housing Association
Roscommon Mental Health Association
Rosedale (Kilmacow) Voluntary Housing Association Ltd
Rosepark Independent Living Company
Rosscarbery Social Housing Association Ltd
S
S.T.E.E.R. Housing Association
Saint John of God Housing Association CLG
Saoirse Housing Association CLG
Senior Citizens Concern CLG
Shanbally Housing Association CLG
Skibbereen Geriatric Society Ltd.
Sli Eile Housing Association CLG
Slieverue Community Housing Association
Sligo Social Service Council CLG
SLINUA Housing Association CLG
Society of Saint Vincent de Paul
Sonas Domestic Violence Charity
Sophia Housing Association
Sophie Barat Residence
South East Simon Community
St. Aidan’s Day Care Centre Ltd
St. Christopher’s Housing Association (Longford)
St. Dominic’s Housing Association Ltd. Co. Mayo
St. Francis Housing Association
St. Killian’s Housing Association Limited
St. Mary’s (Kilkenny) Voluntary Housing Association
St. Michael’s House Housing Association
St. Patricks Dwellings For the Elderly
Stepping Stone Accommodation CLG
Sue Ryder Foundation
Sunbeam House Services

T
Tabor Lodge Addiction and Housing Services Limited
Teach Tearmann Housing Association
Tearmann Éanna Teoranta
Tearmann Housing Association Ltd
Tearmann Uí Cheallaigh Cumann
Títhíochta Soisíolta
Temporary Emergency Accommodation Mullingar [T.E.A.M.]
The Father Patrick Peyton C.S.C.
Voluntary Housing Company C.L.G.
The Iweagh Trust
The Paddy McGrath Housing Project
The Royal Hospital Donnybrook Voluntary Housing Association T/A RHD Housing
The Salvation Army
Thomastown Voluntary Housing Association
Thurles Housing Association
Thurles Lions Trust Housing Association CLG
Tínean – Carlow Voluntary Housing Association Ltd
Títhe Cois Trá (Lacken Housing Association)
Tramore Voluntary Housing Association Limited
Túath Housing
Tullamore Housing Association CLG
Tulsk Voluntary Housing Association Ltd

U
Upton Cork Housing Association

V
Villiers Housing Association

W
Waterford Dove Housing Association Ltd
By Guarantee
Western Care
Westgate Foundation
Women’s Aid Dundalk

Y
YMCA Homeless Services

Supporting Members
Depaul Ireland
Disability Federation of Ireland
Mental Health Ireland
Safe Home Programme CLG
Threshold

Associate Members
Friends of Lisdoonvarna Community Health Facility Ltd.
St. Patrick’s Trust
Voluntary Housing Support Services CLG
White Oaks Housing Association