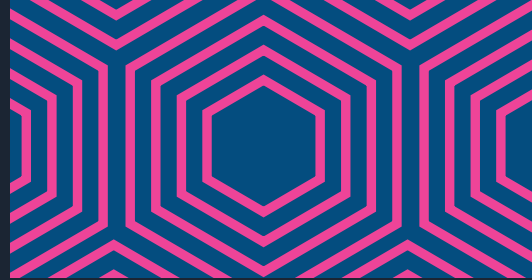


It's Not Just About Bricks & Mortar



Irish Council
for Social Housing



Annual Report
2021



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 nonprofit voluntary and other national housing associations. The ICSH represents 270 member organisations that manage almost 45,000 homes and house almost 110,000 people including families on a low income, older people, disabled people and formerly homeless households. ICSH members operate in every local authority area in the country and in over 500 communities across Ireland.



Our Objectives

- 1 Promoting the role of housing associations in meeting housing need and addressing homelessness on local, regional, national and EU fora;
- 2 Acting as the representative body for members with Government, statutory agencies and other stakeholders;
- 3 Promoting best practice amongst members in relation to planning, provision and management of social housing; and
- 4 Providing a comprehensive information, advice, education and training service.



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President's Address



Mr Pat Doyle
President ICSH

The Irish Council for Social Housing's 2021 Annual Report marks another year disrupted by the Covid-19 pandemic and highlights the enduring resilience of our members, our sector and our country.

Despite the difficulties created by the global crisis, 2021 delivered a number of key milestones for the AHB sector and shone a light on the important role our members play within Irish society.

The launch of Housing for All in September 2021 by Minister Darragh O'Brien sets out clear and challenging targets for AHB delivery over the coming years. The fully funded scheme signals a clear commitment to a programme that responds to housing affordability pressures and supports our approved housing body members to grow our stock of social housing and affordable rental homes.

The formal establishment of the Approved Housing Bodies Regulatory Authority (AHBRA) is another important milestone in the development of our sector. It helps provide the necessary confidence and support to ensure a sustainable future for the ongoing provision of social and affordable housing by ICSH members.

Throughout 2021, ICSH members continued to deliver high quality homes for communities and special needs groups right across Ireland. The continued advancement of the Cost Rental model and the leading role played by ICSH members is a further demonstration of the sector's ability to respond to the affordability crisis.

I would like to acknowledge the support of the Minister for Housing, Darragh O'Brien TD, the Department of Housing, Local Government and Heritage (DHLGH), our key stakeholder, and to acknowledge the support of the Housing Agency, Housing Finance Agency and Local Authorities throughout 2021. Their support and commitment to collaboration enables us to overcome the barriers we face in order to deliver the homes needed in communities throughout Ireland.

I was privileged to be re-elected as President of ICSH in 2021. It is an honour to take on this role and to be able to play a role in furthering the work of the ICSH and its members, particularly in light of the newly launched and ambitious plan, *Housing for All*. A special thanks to Vice President Tina Donaghy, the Board of Directors, Council members and all representatives on the different working groups for their hard work in 2021. I would also like to thank Donal McManus and all the ICSH Secretariat for their ongoing work to support and represent the members and their needs.

I conclude by acknowledging and thanking the membership of the ICSH for their hard work and engagement with the ICSH in 2021, and look forward to 2022 as a year in which ICSH members continue to display excellence in delivering housing and creating sustainable communities.

Mr Pat Doyle

President ICSH

Chief Executive's Report



Dr Donal McManus
Chief Executive Officer

2021 was characterised by responsive decision-making and real time information, and we hope this will continue to be the approach over the coming years.



COVID restrictions in 2021 continued to have an impact on the ICSH and the sector. ICSH members adapted to the various regulatory changes that the Government introduced to ensure housing delivery could continue, and housing services and supports would continue to be provided to tenants, often in challenging circumstances. Although personal contact with members and stakeholders was limited, work practices continued to adapt successfully to more on-line engagement. In 2021, the ICSH had 271 members providing housing and services throughout the country, catering for a range of housing needs. ICSH members comprise of larger growing Tier 3s as well as locally and regionally based Tier 2s and Tier 1s, ensuring the ICSH is an inclusive housing federation playing its part in meeting wider housing needs.

Representation and Promotion of the Sector

The ICSH actively represent members and the sector on various national and local delivery groups focusing on social and affordable housing delivery as well special needs housing groups. And, since the publication by the Government's *Housing for All* housing policy document in 2021, these provide a platform through which the ICSH can input on both policy and implementation.

The ICSH continued communicating the impact of the work of members in the sector. This includes the ICSH annual activity report, the production of the social housing newsletter, monthly information bulletins, increasing visibility on social media platforms, together with the production of various targeted articles in newspapers and journals to reach a wider audience. Ongoing and updated information was continuously provided to members arising from changing Covid-19 regulations and its impact on the delivery and management of housing.

The ICSH completed two specific publications in April and December. The first publication, launched by Minister for Housing, Darragh O'Brien, was undertaken in association with the NUIG Centre for Housing Law, Rights and Policy (CHLRP) and focused on cost rental housing and the application of the EU Services of General Economic Interest (SEGI) to support a functioning housing market with affordable rental housing. The second was a collaboration toolkit to support members seeking to collaborate and partner with other ICSH member AHBs. The establishment and progress of the ICSH Collaboration Working Group also greatly assisted in the development and implementation of emerging collaboration models.

The ICSH education and training programme, professionally accredited by the Chartered Institute of Housing (CIH) and supported by the Housing Agency produced 25 graduates in 2021. Complementing this was the shorter continuing professional development seminars, which the ICSH ran throughout the year. In September, the ICSH Biennial Social Housing Conference (supported by AIB) attracted over 700 delegates to the three-day event. This included speakers from the EU, the USA and Singapore, in addition to speakers from housing and associated sectors in Ireland. Alongside the Conference, the ICSH Allianz Community Housing Awards 2021 showcased 40 entries from local authorities and AHBs demonstrating high quality homes and communities throughout Ireland. The category awards and the overall community housing award was presented by Ms. Allison Gilliland, Lord Mayor of Dublin.

The ICSH provides ongoing support to members through the ICSH group schemes on Insurance and Garda Vetting. Over 200 members were part of the Group Insurance Scheme and over 1,000 people including relevant staff, board members and volunteers were processed through the Garda Vetting scheme.

The ICSH continues to represent the sector as members of Housing Europe (the European Federation of Public, Co-operative and social housing as well as FEANTSA (the European Federation of National Organisations Working with the homeless)). The ICSH CEO is also the elected chair of the Housing Europe Working Group on Economics, Finance and the Internal Market.

The ICSH made a number of submissions and representations to Government (including the DHLGH) public bodies and EU institutions. The ICSH also made a significant submission on behalf of ICSH members in advance of the publication of *Housing for All*. In addition to this, three pieces of significant ICSH work included input into draft regulatory standards that were produced by the new statutory AHB regulator. This work commenced in 2020 and completed in early 2021. The ICSH secretariat thank the work of ICSH members and their representatives in being able to provide the ICSH with timely information to undertake evidence-based submissions that represent the collective views of the sector.

Management Board & Governance Changes

The ICSH board met bi-monthly over the year with also regular meetings of the ICSH Audit and Risk Committee. During 2021 the Board led on updating the ICSH governance structures with support from the ICSH Council. After consultation over a number of months, the Board produced proposals for the updating of ICSH governance structures, which included widening representation on the ICSH Council and the ICSH Board. These proposals by the ICSH Board were approved unanimously by the ICSH membership at the EGM in June. Arising from these new governance changes, nominations and elections to the ICSH Council and Board took place in Autumn 2021 with a new Council, Board and officers elected for a three-year term. The Board again acknowledge all the work that the ICSH specialist working groups undertook during 2021, as well the ICSH continued on-line engagement with members and key stakeholders. The working groups are key as representatives exchange practices to ensure successful implementation and delivery of the various programmes. 2021 was characterised by responsive decision-making and real time information, and we hope this will continue to be the approach over the coming years. Finally, one of the initiatives of the new Board was to develop a new five-year strategic plan. This plan will guide the work of the ICSH over the coming years to support members in making the maximum impact on both the scale and range of housing need.

Dr Donal McManus

Chief Executive Officer

Approved Housing Body Sector Review 2021

Over the course of the second year of the Covid-19 pandemic, the Approved Housing Body (AHB) sector continued to provide an excellent service to tenants, with innovation and high performance in housing management and tenant support services remaining top of the agenda for the sector. A commitment to high standards and continual innovation has ensured that AHB tenancies are in demand. In addition, the focus on new development of homes by AHBs was kept as a priority.

The construction sector lockdown of 13 weeks (apart from a number of essential sites) was a very challenging experience for residential housebuilding, particularly as it came after a seven-week construction lockdown and rolling delays in 2020. The cumulative impact of this meant that many social housing projects were delayed and others were unable to commence on time. Despite these extraordinary challenges, AHBs continued to deliver new homes for social and, for the first time ever, cost rental housing.



One of the other significant events in 2021 was the Government launch of *Housing for All*, a 10-year plan with five-year targets and a funding commitment of €4bn per annum. The scale of the plan reflects the nature of the housing crisis and deals with social housing, cost rental, affordable purchase and private housing. It also commits to ending homelessness by 2030 and implementing specific policies to assist with specific needs housing provision.



Approved Housing Bodies have increased their delivery of homes over the last five years and we believe this can continue under *Housing for All*. There are challenges to this projected increase in delivery including construction sector supply chain problems, capacity and rising inflation. However, the AHB sector is working to ensure that the delivery of homes is kept on-track.

Another major policy intervention introduced during the year was the introduction of the Affordable Housing Act, 2021. The AHB sector has advocated for the introduction of a new form of cost rental housing tenure that would assist to embed affordable rental housing into the Irish housing system. The Act saw the introduction on a statutory basis of a new form of cost rental housing which AHBs would have a significant role in delivering. A new form of subsidy (CREL) was introduced as a loan to AHBs to deliver homes on a cost rental basis. A number of AHBs have already begun providing homes to people on moderate incomes under this new form of tenure, and the number of people applying has been very high, demonstrating the need for such homes.

A key component of 'Housing for All' is the introduction of new delivery action plans by each local authority. The targets for social and affordable housing as well as homes for people with specific needs are contained within these new plans. AHBs will work in partnership with local authorities to achieve the targets in each area. Access to sites/land for AHBs will be crucial for the planned development of social and cost rental housing.

The ICSH have long advocated for the need to plan and provide for a range of purpose built, supported homes for older people and people with disabilities to ensure that there is adequate choice and a range of accommodation options for people. The gaps in our housing stock reduce choice and flexibility and impair the quality of life for many. While the plan contains commitments in these areas there is a need for *explicit targets* for supported accommodation.

The Department of Housing, Local Government and Heritage (DHLGH) has introduced, through legislation, the new Approved Housing Body Regulatory Authority (AHBRA). This new body will oversee the good governance of the sector and ensure best practice remains high within AHBs. During 2021, the ICSH worked extensively with its AHB members across all areas of finance, performance management and governance to review existing standards and practice and to make recommendations to the consultation for standards under the new AHBRA.

This work was very fruitful and member engagement with the ICSH ensured a set of clear recommendations were pursued.

The ICSH has worked closely with members during 2021 across a range of key policy areas that would help to rebalance our housing system including:

- A viable funding model for social housing management
- Cost rental delivery by AHBs
- The reduction in delays in the funding and application process for new development
- AHB access to sites/land
- Re-classification of sector as off-balance sheet
- A framework for supported housing for older people and people with disabilities
- A housing first solution for homeless households

Influencing Policy in Housing 2021

Supporting Members

The ICSH advocated for a strong role for AHBs in the Government's new housing plan, which translated into AHB targets for delivering social housing, cost rental housing and homes for people with specific needs. The growth of the sector in recent years provides a solid basis to make a major contribution to the housing system over the next 10 years. The ICSH estimate that with the right supports in place, the sector could almost double in size over that period. This would provide an anchor in the housing system of secure and affordable homes both in the social and cost rental sectors. As AHBs also provide support and housing for vulnerable households including homeless people, older people and people with disabilities, this form of supported housing is critical to assisting people with additional needs who are not catered for in the housing market.

At the end of 2021, the ICSH made a submission to the DHLGH on the operation of the CALF funding scheme, used by AHBs to provide social housing. As part of our submission, we made a number of recommendations aimed at ensuring the sector can continue to increase its delivery of housing in line with the targets in *Housing for All*.



Challenge Continued During 2021

As was the case across all of society, there was a lot of change during the year – construction lock downs, increased working restrictions, roll-out of vaccinations (to name a few). The sector had to adapt to many changes in working conditions, but tenants were prioritised and services worked hard to keep people safe and supported. Staffing levels was a challenging issue with the spread of Covid, However AHBs adapted and managed admirably during the year.

The ICSH met with and made a submission to the Working Group to Examine Defects in Housing established by the Government. The working group was established to identify and propose solutions for dealing with defects in apartment buildings, including duplexes, constructed between 1991-2013. There are apartments in AHB ownership that suffer from defects due to poor construction standards which require Government assistance to fund the repair and remediation. AHB incomes are tightly controlled and there is no excess income to pay for defects arising from poor construction and build regulation.

Another issue which is also time sensitive relates to improving the carbon footprint of the housing sector through sustainable build programmes and retrofitting. A target of 500,000 homes to be retrofitted in the next decade must be prioritised. A greater focus on commercial retrofits, regeneration rather than demolition and reuse of vacant and underutilised buildings will help with our climate response.

ICSH Policy Activity, Submissions and Stakeholder Briefings in 2021

In 2021, the ICSH made numerous submissions on a range of policy issues affecting people accessing secure and affordable homes. These included:

- ICSH Submission to *Housing for All*
- Housing Options for Our Ageing Population Implementation Group
- Pre-budget submission 2022
- Briefings with TDs and Senators
- Age Friendly NGO Forum
- Submission to the Pre- Draft Dublin City Council Development Plan 2022-2028 Consultation
- Submission to Department of Social Protection on Budget 2022
- Submission to Government Working Group to Examine Defects in Housing
- Submission of Review of the Mortgage to Rent scheme
- European Green Paper on Ageing
- Submission and input to the National Housing Strategy for Disabled People
- CALF review submission
- Participation in the National Economic Dialogue, Department of Finance and the Department of Public Expenditure and Reform

Response to Covid-19

- Input on emergency legislation
- Supporting members through guidance, webinars and ongoing best practice advice

Research/ Evaluation

- Joint research initiated between ICSH and the Housing Agency on mixed tenure models in AHB housing
- Housing Association Activity Report 2020
- Irish Council for Social Housing Review of the Housing Performance Standard, Altair
- ICSH Commissioned Review of AHB Governance Practice and Standards, IPA

Member Briefings

- RTB advice notes
- Governance advice notes
- Stakeholder briefings on new statutory regulation

Tier 3/HFA Approved Working Group

The Tier 3/HFA Approved Working Group chaired by Brian O’Gorman (Clúid Housing CEO) met monthly throughout 2021 to consider the many pressing issues facing the sector. The working group was particularly active on driving responses to statutory regulation, funding models and new policy measures such as cost rental housing and the new Government plan *Housing for All*.

The range of issues facing Tier 3 AHBs spans from allocations and management through to finance and housing delivery. The role of the AHB sector is constantly evolving and responding to the pressures and challenges that persist in the housing market. Tier 3 AHBs respond proactively to those challenges and aim to ensure that AHBs are providing quality housing with high performing management in place as well as driving new delivery to alleviate pressures in affordability and security of tenure.



Development and Supply Working Group

The ICSH Development and Supply working group was focused throughout 2021, on the ongoing impact of Covid-19 and continued its interest and work on climate action, countering fuel poverty among tenants and lobbying for a national retrofit programme for AHBs.

The group continued to monitor the fall-out from Covid-19 and issues affecting delivery around the country and relayed the issues to the wider sector and government. The sector was impacted by price increases, with those AHBs that did not have fixed price contracts experiencing increases.

Supply issues arose in 2021, in particular delays in the availability of certain building materials. Some of these issues related to production lag, and others were due to Brexit price increases. Workforce issues also came into play with construction workers from other countries going home during lockdown and not returning. The group also had concerns about pipeline issues, with a strong sense that there would be a significant decrease in delivery over the course of 2021.

Retrofitting

Following on from the need identified for a suitable retrofit programme for the sector, the ICSH met with both the DHLGH and the Department of the Environment, Climate and Communications to progress a targeted funding and administrative programme. To enhance the sector's lobbying position, the working group carried out research in conjunction with 3CEA, to produce a cost proposal, outlining the domestic retrofit costs of 500 units. AHB members of the working group provided their costs from previous retrofits, which enabled 3CEA to scale-up the cost proposal. The report provided an overview of AHBs, and the funding streams currently available for the retrofitting of dwellings owned and managed by AHBs. It highlighted some of the barriers and challenges most notably the high costs associated with retrofitting homes to meet the required standards. The report analysed the cost to AHBs to retrofit homes with grant funding of 50%, 70% & 90% funding and concluded that the current funding of 50%, or 70% is not cost optimal for AHBs to retrofit at the scale required.



Finance Working Group

The ICSH Finance Working Group, had an active and productive year. The financial directors maintained a watching brief on the financial impact of Covid-19 in the sector on delivery and management. The group kept abreast of many of the key policy areas, in particular the review of the regulatory standards, the emergence of Housing for All and the long-term financial needs of the sector.

Review of the Financial Standard

The working group were centrally involved in the review of the Financial Standard for the sector and the ICSH review was complemented with specific work commissioned by the Housing Alliance (for some larger AHBs) on financial regulatory issues required to enable significant expansion.

The ICSH submission was comprehensive and included detailed proposals. Included in the submission was the acknowledgement that the Financial Standard published by the Regulation Office of the Housing Agency has improved financial control within the sector and members welcome the application of consistent standards for comparable entities. AHBs consulted also welcomed the diversity in size and mandate of AHBs being recognised more specifically in a revised Financial Standard.



Review of the CALF and P&A

Towards the end of the year, the working group undertook a review of the CALF and P&A, as a result of the forecasted review in *Housing for All*. There is a specific commitment to carry out a review of P&A-CALF (Payment and Availability – Capital Advance Leasing Facility), and specifically to “Review the structure and operation of CALF to assess whether any refinements to the facility are required to support delivery of social housing by the AHB sector across a wider range of Local Authority areas.”

Since the introduction of CALF and P&A, social housing delivery under these streams has increased in the urban areas where market rents support the financial model. In areas where open market rents are low, it is particularly challenging to deliver new homes under the current funding arrangements. Under *Housing for All*, AHBs are being tasked with delivery across all local authority areas and the DHLGH has committed to review the current model to support delivery across all local authority areas.

The ICSH submission contained a detailed analysis of factors impeding delivery under CALF-P&A, including some specific construction issues. The review had a strong positive focus including a 12-point plan on proposals to address current limitations of the funding model and financial and operational changes that would enable a more even spread of social housing delivery across all areas under P&A-CALF.

Housing Management and Special Needs Working Group

In 2021, the HMSN WG continued to meet to discuss housing management and special needs housing issues. The ongoing impact of Covid-19 continued to play a dominant role for the group as members noted tenants and prospective tenants concerns about contacts outside their immediate family and support circles. This working group also noted impacts on members allocations, and management and maintenance policies as per the RTA 2020.

2021 was a busy year for policy and legislative changes in the sector. The HMSN WG discussed and inputted sectoral experience on crucial issues including retrofitting and associated grants schemes for the sector, the imminent establishment of the Decision Support Service, the Strategy on Housing for Older People, and the National Housing Strategy for People with a Disability.

The role of this working group is changing, with membership representing a diverse range of AHB housing providers. In 2022 the working group will be re-named the *Housing Management and Supported Housing Working Group*.



Tier 1 Working Group

In 2021, the Tier One Working Group continued its input into identifying and examining issues of relevance particularly for smaller community-based housing associations. As well as dealing with the ongoing impact of Covid-19 on the sector, the working group proved invaluable as a resource for information on the ground as well as a sounding board for how the ICSH could best target resources to ensure that it was supporting members.

As well as the challenges presented by Covid-19 on smaller members, the main areas of work for this group focused on issues around regulation, governance, board renewal and encouraging collaboration between housing associations. Developing new links and new ways of working for smaller bodies continues to be a key priority for the working group and with the introduction of statutory regulation, good links between members and collaboration to develop resources will continue to be key.

Collaboration Working Group

The Collaboration Working Group is a new group set up in late 2020 and 2021 saw its first year of operation. This group focuses on promoting collaboration and greater communication amongst members as well as identifying areas where the ICSH should target resources.

The working group was central to the production of 'Building Partnerships' a collaborative resource for housing associations that will be a valuable source of information and guidance over the next number of years for AHBs interested in collaborating with other members, or consolidating their own units. In 2021, the group also focused on lobbying to increase the resources available to members to support collaboration and putting in place other supporting documentation to assist members in areas such as regulation and governance.



Communications Working Group

The Group is made up of communications and policy staff representing a number of ICSH members from all three tiers, and membership expanded over the course of 2021. The group have contributed to ideas around promotional vehicles for the sector including ICSH-managed short videos that are being produced over the course of 2021-2022 to capture the spectrum of member housing delivery and associated activity. Discussion in the media and public on social housing value for money (VFM) issues were flagged by the group with proposals put forward on the appropriate way to frame the costs discussion, such as AHB delivery of specialist housing (where others won't), the business case, cost control issues and build quality. The impact of the Housing for All plan was discussed by the group in the latter half of the year, in particular in relation to promoting cost rental delivery and greater engagement and shared publicity with both the DHLGH and local authorities. It was recognised that the Local Authority Delivery Action Plans would present an opportunity for the AHB sector to meet with local authority communications and housing staff (Q2 2022) to discuss joint communications work that will highlight local LA/AHB partnership, and the delivery of specific schemes in the community.

Defective Concrete Blocks Working Group

The Defective Concrete Blocks WG of the ICSH was formed in 2021 to explore the existence and extent of defective concrete blocks in homes owned and leased by approved housing bodies. Defective concrete blocks are not as yet an extensive issue in our sector and appears to be confined to a small number of AHBs operating in a limited geographical area. This is an issue of great importance particularly in the Northwest region of the country. It is important that appropriate measures are in place should the sector require remediation into the future.

The purpose of the WG is to consider and raise any issues that may need to be addressed in any redress scheme eligibility, legislation and subsequent regulations.

Representing and Promoting the Sector

- Minister for Housing High Level Group on Housing Delivery
- Delivery Group on Affordable Housing
- Housing for Older People Steering Group
- Advisory Committee to new Multi Supplier Framework Agreement for the provision of Architect
- Led Design Team Services for the Provision of Social & Affordable Residential Developments
- Dublin City Council Strategic Housing Policy Committee
- Dublin City Council SPC Working Group on Public Housing
- Dublin City Council SPC Working Group on Rent Reform
- Dublin City Council Disability Steering Group
- Pathfinder Housing with Care Steering Group
- RTB Legislation, Practice & Procedures Committee
- RTB Stakeholders Group
- Dublin Regional Homeless Executive
- Housing Agency Board
- Interim Regulation Committee
- Housing Training Network
- HSE CHO7 Community Living Implementation Group
- Community and Voluntary Pillar
- National Advisory Group – National Housing Strategy for Disabled Persons
- Steering Group Roadmapping a viable Community-Led Housing Sector for Ireland
- Group, Age Friendly NGO Forum
- Rebuilding Ireland Structures: Galway Social Housing Taskforce, Cork City and County AHB/LA Forum, AHB Services Unit Working Group.

European Bodies

- Housing Europe: Housing Europe is the European Federation of Public, Cooperative & Social Housing
- Feantsa: European Federation of National Representative Organisations working with the Homeless



Services to Members 2021

ICSH Biennial National Social Housing Conference 22-24 September 2021

The ICSH Biennial National Social Housing Conference, sponsored by AIB, was held online from 22-24 September 2021 and was an enormous success. More than 700 people attended the various sessions over the course of the three days, which brought together leaders and innovators from the public, private and non-profit sectors with speakers and contributors from around Ireland, Europe, the USA and Singapore sharing relevant learning and experience from their respective sectors.



Opening with an appraisal of the current housing landscape, opportunities and risks, Minister for Housing, Local Government and Heritage, Darragh O'Brien, presented the coalition government's ambition in the Housing for All plan, highlighting the approved housing body cost rental rollout (700 units to be delivered under Budget 2022) and the state commitment to the Lisbon Declaration focused on ending homelessness by 2030.

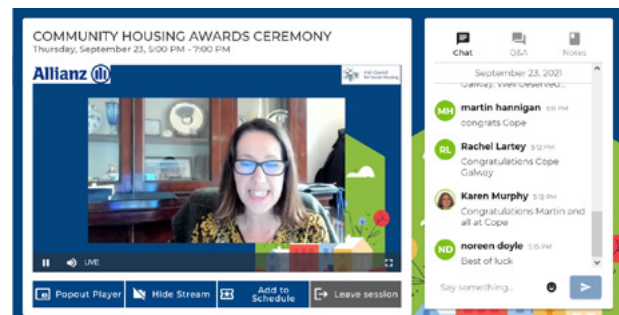


Dr. Johnny Wong, Group Director, Building & Research Institute, Housing & Development Board, Singapore at the ICSH AIB Biennial National Social Housing Conference 2021

During nine sessions over three days, speakers responded to the core issues that will support (or put at risk) the progressive housing programmes we are collectively seeking to deliver. All conference presentations are available to download at icsh.ie.

ICSH Allianz Community Housing Awards 2021

The Irish Council for Social Housing Community Housing Awards 2021, sponsored by Allianz, was held online on the 23rd September, and was presented by the Lord Mayor of Dublin, Alison Gilliland. The ICSH Allianz Biennial Community Housing Awards showcase the innovative and sustainable social housing housing projects that our approved housing bodies members and local authority partners continue to deliver for communities across the country to meet growing housing demand.



Lord Mayor of Dublin, Alison Gilliland presenting the ICSH Allianz Community Housing Awards 2021

Projects shortlisted for the ICSH Allianz Community Housing Awards 2021 also competed in our first ever Public Choice Award 2021. We were very excited about this category award as it gives members of the public an opportunity to support a participating project that they felt was most deserved of recognition. Our first public choice award was a great success, with more than 5300 members of the public voting.

30 entries were shortlisted for the Community Housing Awards 2021. And the following entries were category winners:

- Overall Winner: Cork City Council – Competitive Dialogue Procurement Process
- Public Choice Award Winner: Collaboration- Wicklow County Council and Tiglin
- Homelessness: Cope Galway
- Most Creative Supply: Cork City Council – Competitive Dialogue
- Housing for People with Disabilities: Peter Triest
- Housing For Families (Large): Dun Laoghaire Rathdown County Council
- Housing for Families (Small): Roscommon County Council
- Collaboration: Wicklow County Council and Tiglin
- Housing for Older People: Fold Housing
- Community Integration: HAIL Housing
- Regeneration: Clúid Housing
- Housing Management: Clúid Housing
- Contribution to Housing ‘Margaret O Leary’ Award: Pauline McNamara (Cuan An Chláir)



Overall Winner: Cork City Council’s Housing Strategy in Planning and Procurement (Most Creative Response Category Winner): Cork City Council – Competitive Dialogue Procurement Process



Public Choice Award Winner: Wicklow County Council and Tiglin Housing Association for Carraig Eden, Greystones (Collaboration Category Winner)

Group Insurance Scheme

The ICSH Group Insurance Scheme, administered by BHP Insurance and underwritten by Allianz, continued to provide excellent levels of coverage in 2021, responding to new and emerging insurance needs among ICSH members and providing certainty and reassurance during the uncertainty of the Covid-19 pandemic. The insurance provided under this scheme recognises the broad scope of services and activities provided by approved housing bodies and provides appropriately wide-ranging cover. Over 200 ICSH members were signed up to the Group Insurance Scheme in 2021 covering the vast majority of approved housing body stock in Ireland.



Garda Vetting

The ICSH Garda vetting service went from strength to strength in 2021 with well over 1,000 applications processed. Staff and volunteers of ICSH members in vital roles such as care assistants, social care staff, support workers, bus drivers, managers and more involved in relevant work with vulnerable people (as defined in the National Vetting Bureau Children and Vulnerable Persons Act 2012) can be vetted through the ICSH with close to 10,000 applications completed by the ICSH since we first started offering this service in 2010. Vetting provides an essential safeguard and is a legal requirement for certain roles and the ICSH is happy to assist in this process for our members.

Education and Training

Chartered Institute for Housing (CIH) Level 4 Certificate in Housing

In 2021, the ICSH delivered the sixth Chartered Institute for Housing (CIH) Level 4 Certificate in Housing. This hugely popular training is a Level 6 vocationally related qualification and is widely recognised in the housing sector in Ireland. The certificate runs from January to December annually, with all modules requiring a pass for the students to complete the programme and receive certification. The modules are delivered by ICSH Staff and external lecturers. The students range from staff within the AHB and LA sector, to those wishing to make a career in the social housing sector.

In 2021, the Certificate in Housing was held online via a zoom classroom. 20 students successfully completed the course. This is the second year that classes were held on zoom and the first time the course was held completely online. This model of delivery opens access to the course to more and more learners from all across the country. Students and lecturers have become very comfortable on the online platform and found the experience enjoyable. We took feedback on delivery of the course to continue to improve and enhance the experience for next year.

Interest in the Certificate in Housing continues to grow year on year, with two courses planned concurrently in 2022 due to high demand. The course is being planned for online delivery once again.



Susanna Lyons, Chief Executive Officer, AHBRA presenting at the 'Meet the Regulator' webinar

Webinars, Workshops and Training

Throughout 2021 we delivered a range of information workshops and training sessions including:

- Over May and June 2021, four sessions were hosted for members by Quell Training. Two covered 'dealing with challenging behaviour' and two addressed issues 'lone working awareness'. Both training sessions were fully booked demonstrating ongoing interest in the sector for these training courses.
- An information workshop to over 50 RTB staff focusing specifically on the AHB sector, our role as housing providers and regulation of the sector.
- In Summer 2021, the ICSH and Sonas jointly hosted a workshop for members on domestic violence awareness. This workshop provided training on how to recognise, respond and refer when working with individuals or families who may be experiencing or impacted by domestic abuse.
- In September we hosted a workshop with the Decision Support Service where over 30 members attended. This workshop provided members with an update on the Assisted Decision-Making (Capacity) Act 2015 and, while the DSS is not operational yet, the workshop offered information about the new service and how to prepare for the service becoming operational.
- The ICSH hosted the following webinars in 2021 with over 1,000 members attending: the Capital Assistance Scheme; Residential Tenancies Board; Meet the Regulator (AHBRA); Stock Condition Surveys; MUDs and Fire Safety.

ICSH AGM 2021

The ICSH AGM 2021 was held remotely on 17th June. It marked the end of President Pat Doyle's tenure and that of Vice-President Tina Doheny, as well as the Board and Council. At the AGM, members expressed gratitude for the hard work of officers, board and council during a challenging, but successful period for the ICSH.

Prior to the AGM, the Board and members held an EGM that successfully changed the memo and articles on governance. The change reflected the different operating context for the ICSH and its membership. Arising from these new governance changes, nominations and elections to the ICSH Council and Board took place in Autumn 2021 with a new Council, Board and officers elected for a three-year term. Pat Doyle was re-elected as President of the Irish Council for Social Housing with unanimous support of the Board. This is Mr Doyle's second term as President of the ICSH, which will see him continue in the role to 2024.



Housing Association Activity Report 2020

The Housing Association Activity Report 2020 was launched at the ICSH AGM 2021. Karen Murphy, ICSH Policy Director outlined the sector's output in 2020. In 2020, AHBs delivered 3,312 homes for households on social housing waiting lists. This was a significant achievement in difficult circumstances, with the construction sector closed for seven weeks during the first lockdown in 2020. A small number of social housing sites remained open as essential sites, which the ICSH welcomed. The delivery of 3,312 homes was a result of the determination of AHBs to respond to the ongoing crisis in housing supply and affordability.

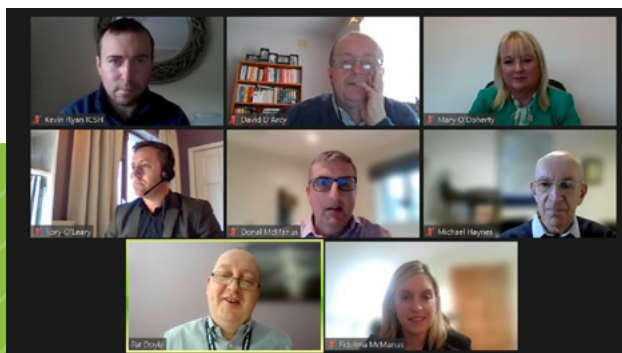


Regional Meetings 2021

Three virtual regional meetings were held via Zoom in February 2021, which allowed for some degree of interaction and consultation with our members in what is a very challenging time for the sector as a whole. Each evening included updates on compliance responsibilities and regulation, development opportunities, housing management issues and upcoming education and training events. And the sessions enabled members to raise issues of particular importance to them. Pat Doyle, ICSH President chaired the ICSH Regional meetings. Pat paid tribute to ICSH members, including those AHBs that have increased the delivery of new homes over recent years, as well as other members focusing on the housing and support needs of vulnerable groups, while contributing to urban and rural regeneration.

Launch of Building Partnerships

On 14th December, the ICSH hosted a webinar for members on collaboration, which included the launch of *Building Partnerships*, a new guidance resource for members, designed to assist AHBs statutory regulation. The webinar included a very valuable panel discussion on recent collaboration and consolidation initiatives. This included Michael Haynes, Chief Executive Clanmil Ireland and Mary O'Doherty, Manager with Voluntary Housing Support Services. The webinar featured a presentation by Fidelma McManus, Head of Housing, Beauchamps, on some of the legal considerations in transferring assets to another AHB.



Cost Rental Housing and Services of General Economic Interest

On 29th April, alongside the Minister for Housing, Local Government and Heritage, Darragh O'Brien, TD, we launched some important research that looked at the cost rental housing model in the context of EU rules on Services of General Economic Interest (SGEI). The report was commissioned by the Irish Council for Social Housing and produced by Professor Padraic Kenna, at the Centre for Housing Law, Rights and Policy NUI Galway.



At the webinar launch, Professor Kenna stated that it was widely acknowledged that many private sector rents were unaffordable and that this constituted market failure. The two elements that are required for an EU member state to make lawful use of SGEIs are economic activity and market failure. Donal McManus added that AHBs are entrusted by local authorities to provide accommodation, which is in line with their non-profit Articles of Association and charitable status. This has been accepted by the European Commission as meeting the criteria for social housing SGEIs.

Market Failure and SGEI

- The essential characteristic of an undertaking providing an SGEI is that something is supplied whose provision serves the public good, but which would not be supplied (or would only be supplied under different conditions in terms of objective quality, safety, affordability, equal treatment or universal access) by the free market in the absence of public intervention (the so-called "market failure test"....)
- "While the concept of market failure has not yet been precisely defined in the European case law, it includes situations in which markets do not deliver goods or services at desirable (or affordable) levels or prices, not only from an efficiency perspective (market failure narrowly defined), but also from an equity or social perspective (market failure broadly defined)".



Professor Padraic Kenna, Centre for Housing Law, Rights and Policy NUI Galway presenting findings of the report [Supporting the Irish Housing System to Address Housing Market Failure: Cost Rental Housing and Services of General Economic Interest \(SGEI\)](#)



2021 was a year marked by the delivery of a significant training/education webinar programme to members. Digital resources for members were readily made available through our enhanced website and highlighted in our monthly eBulletins and our regular newsletter. The ICSH continued to represent and promote the work of the sector through short videos commissioned over the course of 2020-2022 and through our growing social media platforms (Twitter, Facebook and LinkedIn).

Impactful Communications 2021

2021 was a successful year for ICSH media/press activity despite the obstacles that remote working presented in terms of in-person media engagement. Good national/broadsheet coverage followed the launch of the ICSH/NUIG report on cost rental housing and SGELs in April. The Activity Report 2020 launch was met with significant media interest including coverage from the Irish Times and interviews with ICSH CEO, Donal McManus, on Newstalk as well as a television package on RTE Six One News. There was also extensive regional coverage of some of the 40 schemes competing in the Community Housing Awards 2021, RTE radio interviews with key speakers at our 2021 conference, as well as broadsheet coverage of the same. Additional ICSH-related reporting included bulk buying restrictions impact on AHBs and Budget 2022 provisions.



Member Activity 2021

In 2021, the ICSH had 271 members providing housing and services throughout the country and catering for a range of housing needs. Our members have a long-term commitment to the communities they operate in, providing housing to families on a low income, older people, disabled people and households experiencing homelessness. Despite our members experiencing a challenging second year with the Covid-19 pandemic, 2021 delivery demonstrates a renewed focus on innovative new development and excellent housing management and tenant support services.

Building Beautiful, Sustainable and Integrated Communities

Completed over three phases, the 56-unit housing development in Baltinglass by Respond Housing comprises 40 homes and 16 apartments and is the grounds of the restored Rathcoran House, a former convent, home to the Presentation Sisters for 117 years until the 1990s. In 1999, the Irish government brought 48 programme refugees from the war in Kosovo to stay in Rathcoran House; now five Syrian refugee families are also being housed in the new development. Respond has been building communities for 40 years and this development houses people from a variety of backgrounds including families with children, older people, and disabled people.



The Knocknacullen Residents' Group, in partnership with Tuath Housing Association, held a summer event on Sunday 25th July that included the launch of a biodiversity programme of landscaping, signage and gardening projects in the area. As part of the event, each household received a pollinator friendly window box along with activity packs for children and care packs for adults. Funding to the value of €20,000 for the biodiversity programme was procured by Tuath Housing and will be used to support the development of community integration and environmental projects in The Meadows scheme in Knocknacullen, a community of 300 homes and approximately 1000 residents.





Designed by Respond's own in-house architects, Páirc Dé hÍde, Duntahane, Fermoy, Co. Cork provides 46 homes and a community building. The design vision for Fermoy is people centred, creating sustainable homes, while integrating the existing mature trees, landscaping, playground and homes within the natural contours of the site. The diverse housing typology allows for a mix of unit types to cater for general needs housing, housing for older persons and disabled people.

The Housing Association for Integrated Living (HAIL) Peer Support Service is built around a team of volunteers who draw on their own lived experience of mental health difficulties to help those living with long-term and acute mental health issues, who are ready to move away from homelessness and insecurity towards stability and recovery. The service is designed and delivered by the tenants/clients using the service and aims to create connection and trusting, supportive relationships.



The Loving Life Choir is an initiative by Foscadh Housing that brings together children from the Moneymore area of Drogheda to enjoy the benefits of singing together, providing an inclusive platform for community belonging. The initiative was shortlisted for the ICSH Community Housing Awards 2021 in September, and gained significant media exposure over the course of 2021. The Choir released the video for their song 'Another Day' on YouTube in 2021.



Supporting and Advocating for Independent Living

Think Ahead, Think Housing is an Irish Wheelchair Association national campaign launched in May 2021. The aim of the campaign is to encourage and support people with disabilities across all sectors to complete the social housing application form and submit it to their local authority. The new social housing application form, for the first time, gave the option for a

person to indicate their requirement for wheelchair liveable housing. The campaign received extensive media coverage since its launch and IWA gave presentations on Think Ahead, Think Housing to many housing and disability steering groups around the country. Digital media engagement was strong across platforms and the IWA also produced a series of compelling short videos of disabled people living independently encouraging others to apply to their local authority for social housing.



One of our smaller members, RHD Housing, now manages 71 units having added four apartments in Donnybrook Gardens Donnybrook, Dublin, a mixed development scheme of 85 apartments launched in 2021. The apartments are for older adults and disabled people and were made available to rent to households on the local authority housing list.

In 2015, Liz Leamy was just 42 when she suffered a stroke that brought dramatic changes to her health and quality of life. "I should have started getting everything in place the year I got my stroke. Not waiting years down the line." Liz is very eager for people like her to think about their home and whether it is adapted and safe. Liz and her family applied for social housing and now hope to have an accessible home by the end

of 2022. Liz hopes her story and this campaign will help other people, "This campaign has really opened my eyes. I am getting a house but I want to look out for other people too," she says.



L-R Catherine Early IWA, Liz Leamy IWA member, Linda O'Grady IWA.



When Cuan an Chláir was established, the objective was to create a community for older people and people with a disability. Phase two of the project consists of the construction/restoration of a further 14 houses and a communal centre for the benefit of all the residents. The development consists of the refurbished and converted coach house and stable yard, which were historically part of the attendant grounds of Cahercalla House. This project is not just a housing development. The layout and design of lends itself to the formation of a close-knit community where neighbours help each other.



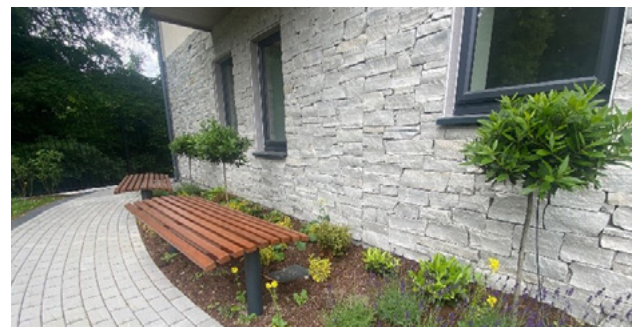
During the summer of 2021, Tinteán Carlow Housing Association welcomed tenants into its newest scheme, 'An Chruacháin', in Pollerton Big, Carlow. The scheme consists of six age-friendly two-bedroom A-rated homes.



A new dedicated Community Neuro-Rehabilitation Residential Service for brain injury survivors, Cloch Cara, was opened in Waterford in April 2021 by the national organisation Acquired Brain Injury Ireland, together with Anvers Housing Association. In addition to providing a house and home for five survivors of brain injury, the development includes three independent residential units for those over the age of 55 who are living with brain injury or other neurological conditions.



Clann Delivered 12 Age-Friendly Homes in Rathfarnham, South Dublin, close to Rathfarnham Village, public transport links, shops, medical facilities, parks and other local amenities. Clann, a dedicated age-friendly housing body committed to providing quality housing and services that enable people to create homes and thriving communities, was launched in February 2020.



Providing Homes for Families – Big and Small

Fairgreen Manor in Dunlavin County Wicklow, described as a 'a community within a community' was acquired by Circle VHA in 2021. Many of the tenants in the 40 2-, 3- and 4-bed scheme come from the village itself, with children and grandchildren, brothers and sisters and families all living together in the same estate or within close proximity to each other.



Tuath Housing worked in partnership with Louth Council and developers Urban Life on the Cathedral View, Dundalk development, which consists of 14 x four-bed homes, 28 x three-bed homes and 23 x two-bed homes. The average cost of a home in the development was approximately €240,000, meaning these high-quality A rated family homes represent excellent value for money. Paddy Donnelly, Louth County Council Director of Services for Housing, Community and Quality of Life, described the scheme as 'a key brownfield site close to the town centre'. The development offers the new occupants town centre living in well-appointed modern energy efficient housing units that are lifelong homes close to all amenities'



Clanmil Housing, in partnership with Cavan County Council, delivered 16 new build two- and three-bed houses in Fairgreen Park, Mullagh in June 2021. Encouraging town centre living is vital for the regeneration of rural towns, and the scheme is within minutes walking distance of the town.



The 14-home social housing project by Oaklee Housing at Baltrasna Park, Moate County Westmeath, was delivered at a cost of €2.78 million. Tenants from the social housing list, a mix of young families and single individuals, moved into their new two-storey terraced homes in July 2021.

Specialist Housing Solutions Benefiting Residents, the Community and the Environment

Carraig Eden, completed in April 2021, a transitional supported accommodation residence in Greystones is a collaborative project between Wicklow County Council and the approved housing body Tiglin. The landmark building faced demolition and has been beautifully restored to provide 35 en-suite transitional supported accommodation units, operated by Tiglin. In advance of the ICSH Community Housing Awards 2021, members of the public had an opportunity to vote for the project they felt most deserved of recognition and Carraig Eden won the Public Choice Award.



Clúid Housing acquired Blackbanks View in 2021 a 40-unit apartment development in Raheny, Dublin. Blackbanks View, developed by Dublin Loft Company (DLC), includes 11 one-bedroom, 24 two-bedroom and five three-bedroom apartments. The €18.8m scheme was delivered in partnership with LGIM Real Assets (Legal & General) and forms part of a larger €54 million long-term financing agreement, enabling Clúid to deliver more high-quality social homes, and provide a socially useful home for pension fund capital.

New Street South is an example of Peter McVerry Trust reusing vacant sites for the purposes of social housing. The scheme is the charity's first brownfield project and has seen a long-term, vacant Dublin City Council site developed to deliver eight high quality housing units comprised of five one-bed apartments and three two-bed apartments. New Street South was officially opened in May 2021.





In April 2021, Clúid Housing and EnergyCloud installed the technology in the very first home of their energy partnership, marking the beginning of the first phase of the project deploying technology solutions to 50 Clúid properties. The goal of this initial phase of the project is to reduce renewable energy wastage and instead divert it for social good to heat hot water in fuel poor homes.



An Taoiseach, Micheál Martin TD, launched Peter McVerry Trust's new southern regional office and five-year strategic plan in Cork city in July 2021. The office is located in a renovated bank building and also contains five one-bed apartments.



Focus Housing Association, the property arm of Focus Ireland, acquired 13 new homes in Drummin, Nenagh, County Tipperary in partnership with Tipperary County Council. Originally part of an unfinished housing development, these are high-quality permanent homes at an affordable rent for a diverse group of households that were on the local social housing list, including some households who were previously homeless or at risk of homelessness.



Clúid Housing delivered Ireland's first cost rental homes in Balbriggan, Co. Dublin in July 2021. Taylor Hill, Balbriggan is a mix of 25 two-, three- and four-bedroom properties. Under the Cost Rental Scheme, rents for the homes are set at a minimum of 25% below open market values with prices for the 25 homes Taylor Hill, Balbriggan homes starting at €935 per month, around 50% below local market rates. Cost rental is a new form of tenure in Ireland where residents will pay rents that are solely based on the cost to build, manage, and maintain the homes.



Dublin Simon Community's vision is to make home a reality for those experiencing homelessness and Chester House delivers on this by providing safe and secure long-term housing for people with high support needs. The new development is an extension of an existing 22-bed service, with an additional 20 en-suite units tucked away in a quiet location off Dublin's North Circular Road.

ICSH Governance 2021

ICSH Board Meeting Attendance Record 2021

Board Pre AGM

Name	Organisation	Position	03-Feb-21	24-Mar-21	19-May-21	15-Sep-21	28-Oct-21	01-Dec-21
Pat Doyle	Peter McVerry Trust	Chairperson	✓	✓	✓			
Tina Donaghy	Fold	Vice Chairperson	✓	✓	✓			
James Roche	Mayo Living Housing Association	Treasurer	✓	✓	✓			
Oliver O'Loughlin	Consulting Engineer		✓	✓	✓			
Jackie Bonfield	Mid West Simon Community		✓	A	✓			
Paula Kenny	Society of St Vincent de Paul		✓	✓	✓			
Alison O'Gorman	Tuath		A	✓	✓			
Will Chambre	Public Affairs Consultant		✓	✓	✓			
Jack O'Keefe	external board member		✓	✓	✓			

Board Post AGM

Name	Organisation	Position	03-Feb-21	24-Mar-21	19-May-21	15-Sep-21	28-Oct-21	01-Dec-21
Pat Doyle	Peter McVerry Trust	Chairperson				✓	✓	✓
Tina Donaghy	Fold Ireland	Vice Chairperson				A	✓	✓
James Roche	Western Care	Treasurer				✓	✓	✓
Gene Clayton	Dublin Simon Community					✓	✓	✓
Tim Crowley	Ó Cualann Co-Housing Alliance					✓	✓	✓
Geoff Corcoran	Sophia Housing					✓	A	A
John Hannigan	Circle VHA					✓	✓	✓
Martin Loughran	Tuath Housing					✓	✓	✓
Jan Mingle	Focus Housing Association					✓	A	✓
Niamh Randall	Respond					✓	✓	✓
Oliver O'Loughlin	Consulting Engineer					✓	A	✓
Will Chambre	Public Affairs Consultant					✓	✓	A
Dan Boyle	Carbery Housing Association					✓	✓	✓

✓ – Present A – Apologies a – Non Attendance

ICSH Council Meeting Attendance Record 2021

Council Pre AGM

Name	Organisation	Position	03-Mar-21	02-Jun-21	08-Sep-21	10-Nov-21	15-Dec-21
Pat Doyle	Peter McVerry Trust	Chairperson	✓	✓			
Tina Donaghy	Fold		✓	✓			
James Roche	Mayo Living Housing Association		✓	✓			
Jackie Bonfield	Mid West Simon Community		a	a			
Paula Kenny	Society of St Vincent de Paul		✓	✓			
Alison O'Gorman	Tuath		✓	A			
Liz Carey	Focus Ireland		✓	✓			
Margaret Farrissey	Charleville Sheltered Housing		✓	✓			
John Hannigan	Circle VHA		✓	✓			
John Joe Higgins	Peter Triest Housing Associatio		✓	✓			
Niamh Randall	Respond		✓	a			
Michael Haynes	Clanmil Ireland		✓	✓			
Regina Mac Cormack	Castleblaney Care Housing Association		a	✓			
Ken O'Heiligh	Foscadh Housing Association		✓	✓			
Jim Quinn	Rights for the Elderly, Tullamore, Co. Offaly		✓	A			

Council Post AGM

Name	Organisation	Position	03-Mar-21	02-Jun-21	08-Sep-21	10-Nov-21	15-Dec-21
Dan Boyle	Carbery Housing Association				✓	✓	✓
Nuala Delaney Whelan	Ballycastle Housing Association				✓	✓	A
Frank Gunter	Inagh Housing Association				A	✓	✓
Teague McFadden	Ardara Sheltered Housing Association				✓	✓	a
James Roche	Western Care				✓	✓	✓
Gene Clayton	Dublin Simon Community				✓	✓	✓
Tim Crowley	O'Cualann Co-Housing Alliance				✓	✓	✓
Phillip Morrison-Gale	Camphill Communities Ireland				✓	✓	✓
John Joe Higgins	Peter Triest Association CLG				✓	a	✓
Naomh O'Brien	Foscadh Housing Association				✓	A	✓
Geoff Corcoran	Sophia Housing				✓	✓	A
Tina Donaghy	Fold Ireland				✓	✓	✓
Pat Doyle	Peter McVerry Trust				✓	✓	✓
Eimear O'Hagan	HAIL				✓	✓	✓
Aidan Culhane	The Iveagh Trust				✓	✓	✓
John Hannigan	Circle VHA				✓	A	A
Martin Loughran	Tuath Housing				✓	✓	✓
Jan Mingle	Focus Housing Association				A	✓	✓
Niamh Randall	Respond				✓	✓	✓

✓ - Present A - Apologies a - Non Attendance

Independent Auditors' Report

To the Members of The Irish Council For Social Housing

We have audited the financial statements of Irish Council for Social Housing CLG, which comprise the Income and expenditure account, the Statement of financial position, the Statement of changes in equity for the financial year ended 31 December 2021, and the related notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and accounting standards issued by the Financial Reporting Council including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (Generally Accepted Accounting Practice in Ireland).

In our opinion, Irish Council for Social Housing CLG's financial statements:

- give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland of the assets, liabilities and financial position of the Company as at 31 December 2021 and of its financial performance for the financial year then ended; 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) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the 'Responsibilities of the auditor 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 financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accountancy Supervisory Authority (IAASA), and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. 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.

In auditing the financial statements, we have concluded that the Directors' 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 the date when the financial statements are authorised for issue.

John Duffy

for and on behalf of

Grant Thornton Chartered Accountants & Statutory Audit Firm

13-18 City Quay

Dublin 2

Date: 27th April 2022

Directors' Responsibilities Statement

For the Year Ended 31 December 2021

The directors are responsible for preparing the Directors' report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare the financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and 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 the financial year end date, of the profit or loss 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 judgments 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 material 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, enable at any time the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' 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 other irregularities.

On behalf of the board

Patrick Doyle (Chairperson)
Director

James Roche (Treasurer)
Director

Date: 27th April 2022

Statement of Financial Position

As at 31 December 2021

		2021		2020	
	Note	€	€	€	€
Fixed assets					
Tangible fixed assets	8		28,719		27,539
			28,719		27,539
Current assets					
Debtors: amounts falling due within one year	9	5,784		8,523	
Cash at bank and in hand	10	908,562		829,448	
		914,346		837,971	
Current liabilities					
Creditors: amounts falling due within one year	11	(116,025)		(165,967)	
Net current assets			798,321		672,004
Net assets			827,040		699,543
Reserves					
Income and expenditure account	14		827,040		699,543

These financial statements have been prepared in accordance with the small companies regime. The financial statements were approved and authorised for issue by the board:

Patrick Doyle (Chairperson)
Director

James Roche (Treasurer)
Director

Date: 27th April 2022

Schedule to the Detailed Accounts

For the financial year ended 31 December 2021

Income

An analysis of income by class of business is as follows:

	2021 €	2020 €
Grant-in-aid	565,000	494,962
Affiliation fees	255,035	226,615
Deferred grant income released	98,576	
Pobal SSNO *	53,917	38,583
Sponsorships/ donations	49,700	45,000
C&V Social partnership**	30,144	30,144
Other income	29,926	5,772
Education and training programme fees	27,056	21,208
Seminars and conferences	21,346	21,902
Sales/service/ consultancy	15,195	14,495
Deferred training fees released	13,894	4,867
	1,159,789	903,548

Administration expenses

Staff salaries	497,787	436,268
Part Salary Development Officer/C&V Pillar	53,917	38,583
Part Salary Compliance Officer /Pobal	30,144	30,144
Employer's PRSI	60,813	52,174
Staff pension costs - defined contribution schemes	27,812	26,546
Education and training costs	20,141	12,676
Meetings, travel and subsistence	16,172	16,212
Consultancy for research projects	115,282	78,860
Printing and stationery	9,618	35,405
Telephone	11,297	4,426
General office running expenses	25,583	26,105
Advertising and promotion	3,492	9,554
Legal and professional	5,344	4,601
Bank charges	687	625
Auditor's remuneration	8,922	6,562
Bad debts	495	
Rent - operating leases	75,000	75,000
Utilities	6,169	6,805
Insurances	15,425	11,065
Depreciation - leasehold improvements	13,053	13,054
Depreciation - fixtures and fittings	8,072	4,817
Affiliation costs	7,500	7,850
Conference and seminars	11,828	15,454
IT and other service contracts	7,739	11,503
Other non-audit services		2,161
Regional network costs		2,126
	1,032,292	928,576

* 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 53,917 in 2021 towards the salary payment of the ICSH Housing Development Officer.

** Funding Scheme for Members of the Community & Voluntary Partnership

The ICSH received a Social Partnership Grant of €30,144 in 2021 towards the salary payment of the ICSH Compliance Development Officer.

List of Members 2021

Full Membership

A

Ability West
Achill Sheltered Housing Association
Adapt Domestic Abuse Services
Adare Sheltered Housing CLGm
Aghamore Voluntary Housing Association
Alone
Amber, Kilkenny Womens Refuge
Anew Support Services
Anvers Housing Association
Aoibhneas CLG
Apex Housing Association
Ardara Sheltered Housing Association CLG
Ardfallen Sheltered Housing
ARK Housing Association
Associated Charities Trust CLG (ACTS)

B

Ballycastle & District Voluntary Housing Association
Ballydesmond Sheltered Housing CLG
Ballyhale Voluntary Housing Association CLG.
Ballyhaunis Social Housing Ltd.
Ballyhooly Sheltered Housing Association CLG.
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
Bishopstown Senior Citizen Housing Association CLG
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
Carriglea Cáirde Services
Carrs Child and Family Services CLG
Castleblayney Care Housing Association
Castleblayney Trust for Homeless, Needy & Unemployed
Castlecomer Housing Association
Charles Sheils' Charity
Charleville Sheltered Housing
Cabhrú Housing Association
Cheshire Ireland
Cill Dara Housing Company CLG
Circle Voluntary Housing Association
Clanmil 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
Cluáinín Voluntary Housing Association
Clúid Housing Association
CoAction
Coiste Tithe Uibhe Laoire Teo
Colliery Christians Voluntary Housing Association
Cómhlacht Tithe Soisialta agus Forbairt an Tsuláin Teo

Conna Community Council Housing for the Elderly 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 CLG
County Wexford Community Workshop (Enniscorthy) CLG
Cuan an Chlair
Cuan Saor Women's Refuge and Support Services CLG
Culfadda Housing Association CLG
Cumann Tithíochta na Dromoda Teo
Cumann Tithíochta Sóisialta an Bhreacadh Nua Teo.
Curlew Housing Association Ltd

D

Daisyhouse Housing Association
Danesfort Housing Association
Dara Voluntary Housing Association
Disabled People of Longford Housing Association Ltd
Donegal Women's Voluntary Housing Association
Doorway to Life (Abode)
Drogheda Homeless Aid Association CLG
Drogheda Women's and Childrens Refuge Centre CLG.
Dromin/Athlacca Housing Project CLG
Dublin Central Mission (DAC)
Dublin Simon Community

E

Embury Close Sheltered Housing Company
Empower the Family CLG
Enniscorthy Community Housing Ltd
Extern Ireland (Extern Homes)

F

F.H.I.S.T.
Farranree Sheltered Housing Association CLG
Fergus Housing Association
Fethard and District Day Care Centre
Finisklin Housing Association CLG
Fold Housing Association Ireland CLG
Foscadh Housing Association
Four Mile House Housing Association

G

Galtan CLG
Galway Co-Op Housing Development Society
Galway Mental Health Association
Galway Simon Community
Gheel Autism Services CLG
Good Shepherd Services
Grange and District Housing Association
Grantstown Voluntary Housing Association
Guardwell Sheltered Housing CLG

H

Habinteg Housing Association Ireland CLG
Hearth and Mind
Home Again
Hugh Gore Institute CLG

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 CLG

K

KADA
KARE
Kerry Emigrant Support Housing Association CLG
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
Kilkee Housing Association
Killeshandra Housing Association Ltd
Killimor Parish Housing Association
Kilmihil Community Housing Association Ltd
Kilmovee Community Housing Limited
Kilnaleck Sheltered Homes Ltd
Kilworth Community Housing Association Ltd
Kingdom Voluntary Rural Housing Association
Kingsriver Housing Association
Kiskeam and District Action Group

L

Lapp's Charity
L'Arche Ireland
Leighlinbridge Housing Association CLG
Lighthouse Fellowship
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 CLG
Mallow Sheltered Care CLG
Marillac Housing Association
Mayo Abbey Parish Housing Association
Merrick House DAC
Mid Offaly Housing Association
Mid West Simon Community
Midlands Simon Community
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
MooreHaven Centre
Mount Carmel Community Trust
Mountbellew Voluntary Homes Association CLG
Mountmellick Voluntary Housing Association
Moyne Voluntary Housing Association
Muff Sheltered Housing Association CLG
Muiriosa Foundation
Mulranny Day Centre Housing CLG

N

National Association of Housing for Visually Impaired
Nazareth Housing Association Limited
Nenagh Voluntary Housing Association
Newgrove Housing Association
North and East Housing Association CLG
North Connemara Voluntary Housing Association Limited
Novas Initiatives

O

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 CLG
Peter McVerry Trust
Peter Triest Housing Association CLG
Phibsboro Aid
Praxis Housing Association CLG
Prosper Fingal Housing Association Company Limited by Guarantee

R

Rathangan Senior Citizens Housing Association
Rathkeale Sheltered Housing Association Limited
Rathmore Social Action Group
Ratoath Independent Living Initiative
Respond Housing Association
Rights for the Elderly VHA CLG
Roscara Housing Association
Roscommon Mental Health Association
Rosedale (Kilmacow) Voluntary Housing Association Ltd
Rosepark Independent Living Company
Rosscarbery Social Housing Association

S

S.O.S. Kilkenny Housing Association Limited
Saint John of God Housing Association CLG
Saoirse Housing Association CLG
Scéim Tithíochta na Sceilge Teo
Senior Citizens Concern CLG
Shanbally Housing Association CLG
Skibbereen Geriatric Society Ltd.
Slí Eile Housing Association CLG
Slieverue Community Housing Association
Sligo Social Service Council CLG
Society of Saint Vincent de Paul
Sonas Domestic Violence Charity
Sophia Housing Association
Sophie Barat

South East Galway Housing Association CLG
South East Simon Community
St. Christopher's Housing Association (Longford)
St. Dominic's Housing Association Ltd. Co. Mayo
St. Francis Housing Association
St. Ita's Voluntary Housing and Day Care CLG
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
STEER Housing Association
Sue Ryder Foundation
Sunbeam House Services

T

Tabor House Trust Company Limited
Tabor Lodge Addiction and Housing Services Limited
Teach Tearmainn Housing Association
Tearmann Éanna CTR
Tearmann Housing Association CLG
Tearmann Uí Cheallaigh Cumann Tithíochta Soisíolta
Templemore Voluntary Housing Association
Temporary Emergency Accommodation Mullingar (T.E.A.M.)
The Father Patrick Peyton C.S.C. Voluntary Housing Company CLG
The Iveagh Trust
The Paddy McGrath Housing Project
The Royal Hospital Donnybrook Voluntary Housing Association
T/A RHD Housing
The Salvation Army
Thomond Housing Association
Thurles Lions Trust Housing Association CLG
Tinteán - Carlow Voluntary Housing Association C.L.G.
Títhe Cois Trá (Lacken Housing Association)
Tooreen Housing Association Limited
Tramore Voluntary Housing Association CLG
Tuath Housing
Tullaherin Bennettsbridge Voluntary Housing Association Limited
Tullamore Housing Association CLG

U

Upton Cork Housing Association

V

Villiers Housing Association

W

Walkinstown Housing Association Ltd.
Waterford Dove Housing Association CLG
Waterford Housing Association (Tinteán Housing Association)
Western Care
Westgate Foundation
Windgap Voluntary Housing Association
Women's Aid Dundalk

Y

YMCA Homeless Services

Trade Membership

Campbell Tickell

Supporting Bodies

CrossCare
Depaul Housing Association
Disability Federation of Ireland
Mental Health Ireland
Ó Cualann Co-Housing Alliance CLG
Safe Home Programme CLG
Simon Communities of Ireland
Threshold

Associate Membership

Friends of Lisdoonvarna Community Health Facility CLG
Radius Housing Association
St. Patrick's Trust
Voluntary Housing Support Services CLG
White Oaks Housing Association



Irish Council
for Social Housing

Irish Council For Social Housing

50 Merrion Square East,
Dublin 2, Ireland

T +353 1 661 8334

F +353 1 661 0320

E info@icsh.ie

www.icsh.ie