

# Peter McVerry Trust Annual Report 2021



**Peter  
McVerry  
Trust**

Opening doors for  
homeless people

## Board of Directors 2021

Fr Peter McVerry  
Rod Ensor  
Peter Birthistle  
Patricia Bourke  
Denis O'Leary  
Deirdre-Ann Barr  
Audrey Byrne  
Richard Lavelle  
Terry McCabe  
Ciara O'Sullivan

Founder & Secretary  
Chairperson  
Treasurer

### Committee Members:

Gilbert Little  
Allison Coughlan  
Ollie O'Loughlin  
Colin Smyth  
Sean Downey  
Alison Diamond  
Adam Ronayne

### Chief Executive Officer:

Mr Pat Doyle

### Registered Office:

Peter McVerry Trust,  
29 Mountjoy Square,  
Dublin 1, D01 C2N4

**Registered Charity Number:** 20015282  
**Company Registration Number:** 98934  
**CHY Number:** 7256

### Solicitors:

Lavelle Partners,  
St James' House,  
Adelaide Road,  
Dublin 2, D02 Y017

### Bankers:

Ulster Bank,  
Bank of Ireland,  
Allied Irish Bank.

### Auditors:

Donal Ryan & Associates,  
34 Manor Street, Dublin 7,  
D07 FX33

Peter McVerry Trust would like to sincerely thank the individuals in this annual report who have kindly consented to the use of their photo and quotes to demonstrate the impact of our work in 2021.



Cover Image  
Peter McVerry Trust apartments  
in Baltinglass, Wicklow

Inside cover image  
Peter McVerry Trust  
Southern Regional Office,  
Cork city

## Our Vision, Mission, and Aims



### Vision

An Ireland that supports all those on the margins and upholds their rights to full inclusion in society. Peter McVerry Trust is committed to reducing homelessness, the harm caused by substance misuse and social disadvantage.



### Mission

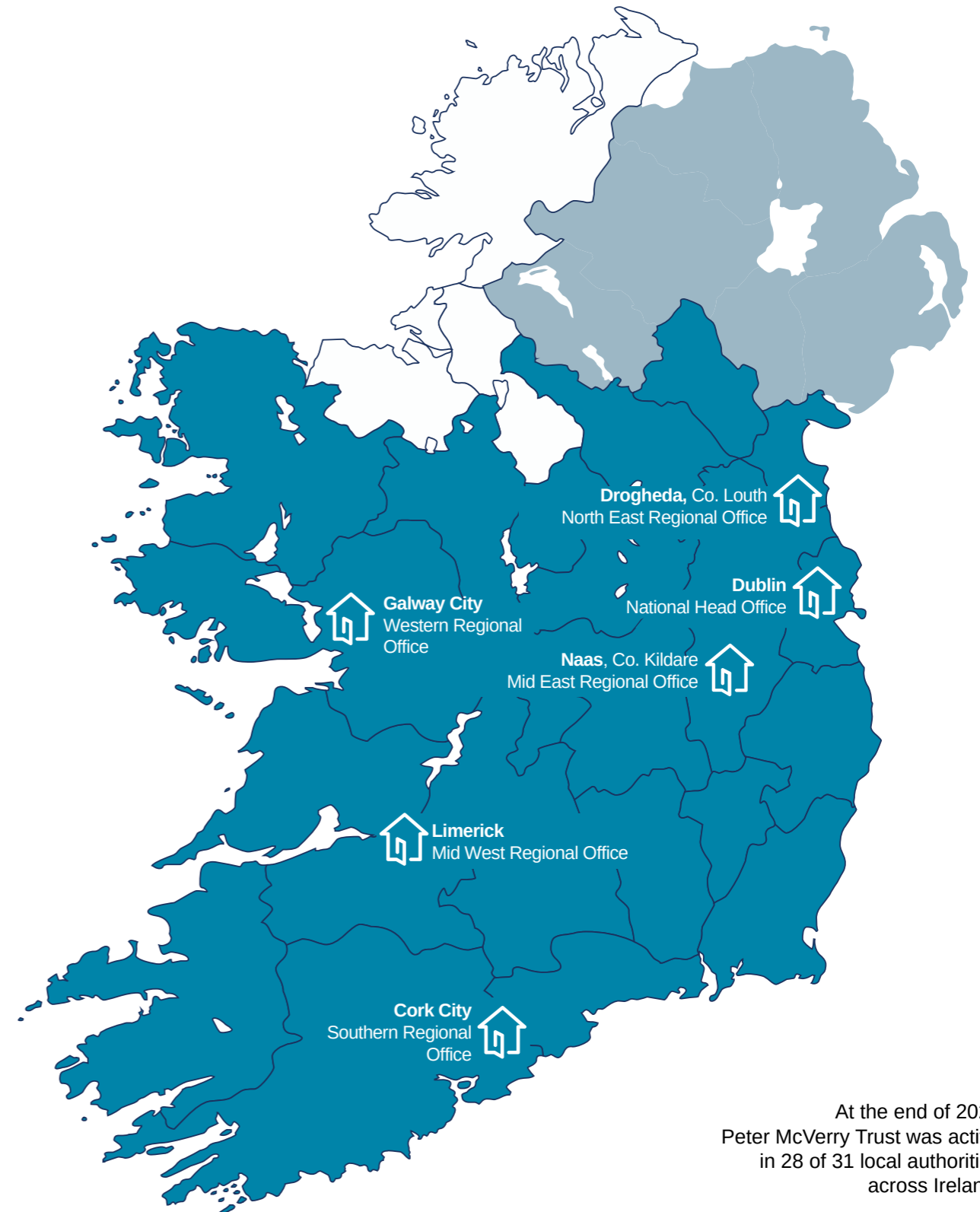
Peter McVerry Trust provides low threshold entry services, primarily to younger people and vulnerable adults with complex needs, and offers pathways out of homelessness based on the principles of the Housing First model. To target those most marginalised in society and offer a safe, challenging and supportive environment through our service provision.



### Aims

To treat participants with warmth and respect and actively encourage them to be involved in all aspects of their own support plan. To offer a comprehensive prevention package of support to reduce the likelihood of homelessness to those leaving care, those leaving treatment, those leaving prison or other institutions and those whose accommodation is vulnerable. To offer a comprehensive package of support that will provide the best opportunity possible for them and assist them in planning a pathway out of homelessness or drug use, or if they continue to use drugs, to assist them towards some level of stabilisation in order to live a life of dignity, with respect and opportunity. To assist each person to re-establish himself or herself in the community and move towards greater independence.

## Areas of Activity 2021



At the end of 2021 Peter McVerry Trust was active in 28 of 31 local authorities across Ireland.

The three local authorities where the charity is not active are Donegal, Leitrim, Sligo.

ANNA & MICHAEL

We were desperate. Having a nonverbal autistic child is a challenge alone, let alone the stress of becoming homeless. We are so grateful; we can now start to feel like a real family.

After 12 months living in a room in a relative's house with their young son, Anna and Michael got the keys to their new home in Mayo in 2021.

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## Message from the Founder, Fr Peter McVerry

This year was the 10th anniversary of the Housing First model for homeless people which was enthusiastically adopted by Peter McVerry Trust. The previous model was a “step-down” approach, which required homeless people with personal issues, such as addiction or mental health, to go somewhere, address those issues and then come back and seek housing.



It was believed, at that time, that giving them a home, before they had addressed those issues, was a waste of time as they would not be able to sustain it. This model did not, and could not, succeed. How could a homeless person with an addiction problem deal with their addiction in a hostel full of drugs? How could a person with mental health issues deal with them while walking the streets all day with nowhere to go?

The Housing First model involves giving them a safe, secure home and then supporting them to address their issues. This model has proved to be very successful, as some 86% of those homeless people, with the right level of support, continue to maintain their home indefinitely.

The solution to homelessness is to provide people with a home. This is our priority, for, although we provide hostel accommodation for almost 1,000 people every night, they still remain homeless. In 2021, we were able to give 1,200 homeless people the key to their own door.

We were delighted to welcome Stephen Kenny, the manager of the Irish soccer team, to launch our Christmas fundraising appeal in November, while at the same time opening 18 new one-bed homes which gave 18 homeless people the best Christmas present of their lives, a “dream come true” as some of them said.

During Covid-19 we undertook to support, in self-isolating hotel accommodation, some 8,000 people, both homeless people and people seeking asylum who were living in communal direct provision centres. As our drug treatment centres had to close, the nursing staff transferred to the isolation facilities and provided an expert and caring service. I would like to thank them and pay tribute to them for their work.

The pandemic forced the cancellation of much of our fundraising events, but we were able to resume again on a limited scale. Our biggest one-day fundraising event, the annual Wexford Cycle, resumed and we were delighted that so many people returned to participate after a two-year break.

The hardest part of being homeless is living with the belief, based on your life experience, that you are unwanted, rejected, considered to be of little or no value. While we provide services for homeless people such as accommodation, drug and alcohol treatment and counselling, amongst others, the most important service we provide is to help people to believe in their own value and importance. To do that, services should respect the dignity of homeless people and enhance their self-esteem.

An area that requires radical overhaul is the provision of hostel accommodation for homeless people. While some hostels are of an excellent standard, and are in high demand, others are very poor. Sharing a room with several other people, usually strangers, some actively using drugs during the night, some with serious mental health problems, is unacceptable. Providing overcrowded and unsafe accommodation sends a message to homeless people, and the message is, “This is what society thinks you are worth,” thus undermining their self-esteem and dignity.

I have repeatedly suggested that HIQA be tasked with inspecting hostels and publishing their reports. I have no doubt that HIQA would close some hostels overnight, and require extensive renovations on others to bring them up to an acceptable standard. To respect the dignity of homeless people, each person should have their own room, or own lockable partitioned space, where they can feel safe and know their property will be secure.

While I get lots of complaints, especially around property getting stolen in hostels, the complainant will often end up saying, “But the staff are great.” So, I would like to thank all those who work with us and express my appreciation for what they do, so caringly, sometimes in very difficult circumstances.

While we have lots of properties, our greatest resource is the staff we have. We also have a CEO, Board of Directors, and management team who have a unique capacity to both efficiently manage a large organisation and at the same time be caring and compassionate to each individual with whom we work. Without them, nothing would happen. Again, I thank them, and know that this organisation continues to grow and thrive, at a time when it was never more needed.

Peter McVerry

## Foreword by the CEO, Pat Doyle

In 2021, Peter McVerry Trust continued to respond to the challenges presented by the Covid-19 pandemic and support the most vulnerable in our society. As CEO, I'm very proud of what was achieved by our staff through another difficult year of health restrictions – work that is evident throughout this annual report.

Peter McVerry Trust worked closely with statutory agencies to provide extra supports and services to at-risk groups and helped over 8,000 people to self-isolate or shield throughout the pandemic. Over 1,500 of our participants were also supported to get vaccinated.

Our targeted and efficient response to Covid-19 provided a hidden opportunity to deliver vital supports to those in active addiction. Entrenched rough sleepers, many whom had not engaged with homeless services for years, willingly engaged with our in-take team. The stability of our facilities gave staff time to work with people on the issues that led them to homelessness. People received rapid access to treatment for mental health or addiction issues.

We successfully moved many vulnerable people into homes of their own – and provided them with the wraparound support required to sustain their new tenancy.

While we are incredibly proud of our work to protect and support vulnerable people during Covid-19, it has not come at the expense of our day to day work to shelter, house, and support people impacted by homelessness.

We continued to deliver high quality housing across the country in counties such as Cork, Galway and Wexford. Peter McVerry Trust's first new build apartment scheme, New Street South, was delivered in Dublin in 2021. Our first southern regional office was opened in Cork city centre forming an important part of our commitment to reducing rural homelessness. We also extended the supports we offer to vulnerable children by opening two new services.

2021 marked 10 years of Peter McVerry Trust delivering Housing First in Ireland. Our charity is now responsible for 61% of the services delivered under the National Housing First Implementation Plan. At the end of 2021, I joined the Minister for Housing, Darragh O'Brien, TD, to launch the Housing First National Implementation Plan for 2022-2026. Under the plan, an additional 1,319 supported tenancies are to be delivered over the next five years. This will ensure that Housing First will continue to help take long term rough sleepers out of homelessness across the country.

The work I have referenced above, together with that covered throughout this report, would not be possible without the partnership and support of our key stakeholders in the statutory sector. I would like to note the funding that we receive to deliver services contracted in partnership with, and on behalf of, Local Authorities and the State.

I would like to acknowledge the support of the Department of Housing, Local Government and Heritage in funding us and also Local Authorities, Dublin

Region Homeless Executive, the HSE and Tusla, all of whom are key partners in the delivery of Peter McVerry Trust services.

I would also like to acknowledge in particular the Capuchin Day Centre with whom we have an ongoing successful collaboration for the provision of social housing to homeless persons. A full list of those whose support is vital to our work is included within the report.

To our donors who, despite yet another challenging year for nearly all in Irish society, maintained their generosity. Your ongoing support of our work is deeply appreciated and, as CEO, I hope you are left in no doubt as to the impact of the funds donated.

Finally, I want to thank the Board of Directors and the members of the sub-committees of the board, whose professionalism and dedication ensure the strong governance of the organisation and that we continue to deliver on our ethos and values.



Pat Doyle  
CEO



# Overview of 2021



## JANUARY

2021 marked 10 years of Housing First delivery for Peter McVerry Trust. Since 2011, Peter McVerry Trust has been collaborating with national and international partners to provide Housing First in Ireland.



## JULY

Our Strategic Plan 2021-2025 and new southern regional office in Cork was launched by the Taoiseach, Micheál Martin.

The five-year plan will deliver 1200 new homes for people impacted by homelessness.

**FEBRUARY**  
Peter McVerry Trust began work on two new Repair and Leasing projects in County Galway. These properties were delivered with support from Galway County Council and Rebuilding Ireland and provided homes for people in the area impacted by homelessness.



**AUGUST**  
Launch of Creative Therapy Service (CACTUS) for children and adolescents aged 3-18 years who are homeless or at risk of homelessness. The service is run from the PMVT Information and Advice Centre by First Fortnight.



**FIRST FORTNIGHT**  
THE ART OF MENTAL HEALTH



## MARCH

In the 12 months since the outbreak of Covid-19, Peter McVerry Trust supported over 8,000 people to self-isolate across 8 nurse-led isolation services.



## SEPTEMBER

After a Covid-19 hiatus, the Wexford Cycle made a welcome return. 170 cyclists took part and raised an incredible €126,869 for Peter McVerry Trust.

**APRIL**  
The charity's founder, Fr. Peter McVerry, appeared on The Tommy Tiernan Show on RTÉ 1 in April 2021. He spoke about homelessness in Ireland and urged the public to 'live simply and share generously'.



**OCTOBER**  
We delivered our largest social housing scheme in Galway County to date in October 2021 with 11 units in former vacant building in Tuam town centre.



## MAY

Minister for Housing, Darragh O'Brien, launched the Annual Report 2020 and New Street South – our first brownfield project. The long-term, vacant site was developed to deliver eight high quality housing units comprised of five one-bed apartments and three two-bed apartments.



## NOVEMBER

Stephen Kenny, manager of the Irish football team, launched our Christmas Fundraising Appeal at our latest social housing scheme on Haddington Road. Tenants moved into these 18 new homes in time for Christmas.

**JUNE**  
25 young people graduated from Peter McVerry Trust Learning Centres. These young people progressed onto the Leaving Certificate, further education and training.



**DECEMBER**  
Leinster Rugby selected Peter McVerry Trust as their Charity Partner for the month of December. The partnership increased public awareness of the issue of homelessness and the supports we can offer in Leinster and across Ireland.



# Our Services

## PREVENTION SERVICES

Peter McVerry Trust prevention services and supports aim to prevent people who are at risk of homelessness ever entering homeless services. In 2021, in spite of on-going Covid-19 restrictions, we continued to expand these services with the opening of a new social enterprise in Kildare.

The on-site kitchen at our Kerdiffstown House service in Naas, underwent a large refurbishment to bring it back into use as a fully-functioning, HACCP-approved, commercial kitchen. The re-development of this facility will allow us to upskill and re-activate our client group. We will provide training and employment opportunities in the culinary and bakery industries, as well as in delivery driving.



Peter McVerry Trust's Information and Advice Centre and Youth Cafe, which was closed due to Covid-19 health restrictions, reopened its doors in September. The service expanded its offering to meet local need including supports for non-English speakers, fitness workshops, mental health initiatives and specialised work with the Roma community.

In 2021, 68 young people graduated from our two Learning Centres. These young people progressed onto the Leaving Certificate cycle, further education and training.

Left: Kitchen at Kerdiffstown House  
 Below left: Graduation at PMVT Learning Centre - CMS  
 Below right: Holly Gilmore graduates at PMVT Learning Centre - Carline



## HOMELESS SERVICES

Peter McVerry Trust works in partnership with local authorities, the Dublin Region Homeless Executive and the Department of Housing, Local Government and Heritage to deliver our homeless services.

Peter McVerry Trust operated emergency homeless accommodation in eight Local Authorities across Ireland in 2021. We supported 3,594 people across our adult services and our family homeless accommodation. This included 216 families with 459 children in our family hubs.

Top row: A Peter McVerry Trust family hub  
 Bottom row: Bob Jordan, CEO of the Housing Agency, visit to our re-opened Information and Advice Centre





## Areas of Homeless Service Provisions



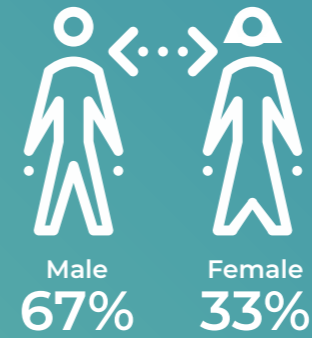
Peter McVerry Trust single largest area of activity remains the provision of emergency shelter for individuals, couples and families. Our services are predominantly concentrated in Dublin and Kildare with smaller numbers of services in Louth and Meath.

## The Year in Numbers

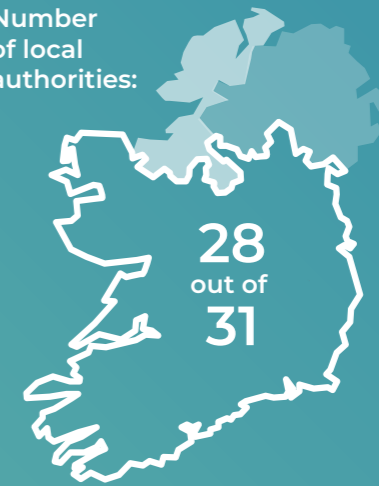
Over  
**10,000**  
people supported  
in 2021



Percentage breakdown  
of people supported



Number  
of local  
authorities:



**1,200**  
Number of people  
supported into housing

**8,424**  
people supported  
across our Covid-19  
response services



**1,581**  
Number of people  
worked with in  
resettlement

I was shocked, I never expected to get such a good apartment. My keyworkers give me great support, they helped me find a job. I'm very happy and excited.

NALA

After spending over six years in homelessness, Nala moved into her own home in Dublin in June 2021 with support from Peter McVerry Trust.

## Our Services (contd)

### HOUSING SERVICES

In 2021, Peter McVerry Trust continued to expand our regional reach and deliver more homes for people impacted by homelessness. At the end of 2021, Peter McVerry Trust had over 1,108 active tenancies across the country.

Our largest concentration of social housing units in Wicklow was secured in January with eight new apartments in Baltinglass, Wicklow. These one and two bed homes will provide social housing for people from Wicklow's housing and homeless list.



Peter McVerry Trust apartment in Cork city



Peter McVerry Trust apartment in Baltinglass, Wicklow

In July 2021, An Taoiseach Micheál Martin opened our Southern Regional office in Cork city centre, where we also secured five new one-bedroom apartments for use for social housing.



An Taoiseach Micheál Martin opening our Southern Regional office in Cork city centre

## Our Services (contd)

### HOUSING FIRST

2021 marked 10 years of Peter McVerry Trust delivering Housing First in Ireland. The charity is responsible for 61% of the services delivered under the National Housing First Implementation Plan.

Peter McVerry Trust works in partnership with Dr Tsemberis, founder of the Housing First model, and the Pathways Housing First Institute to validate our fidelity to the Housing First model.

In 2021 Peter McVerry Trust had 680 active Housing First tenancies in Dublin, the Midlands, Mid East and North East regions.

In December 2021, the Minister for Housing, Darragh O'Brien, TD, along with the Minister of State at the Department of Health, Frank Feighan TD, and President of the Irish Council for Social Housing and CEO of Peter McVerry Trust, Pat Doyle, launched the Housing First National Implementation Plan for 2022-2026.

Under the plan, an additional 1,319 supported tenancies are to be delivered over the next five years. This will ensure that Housing First continues to operate and expand in every county of Ireland.

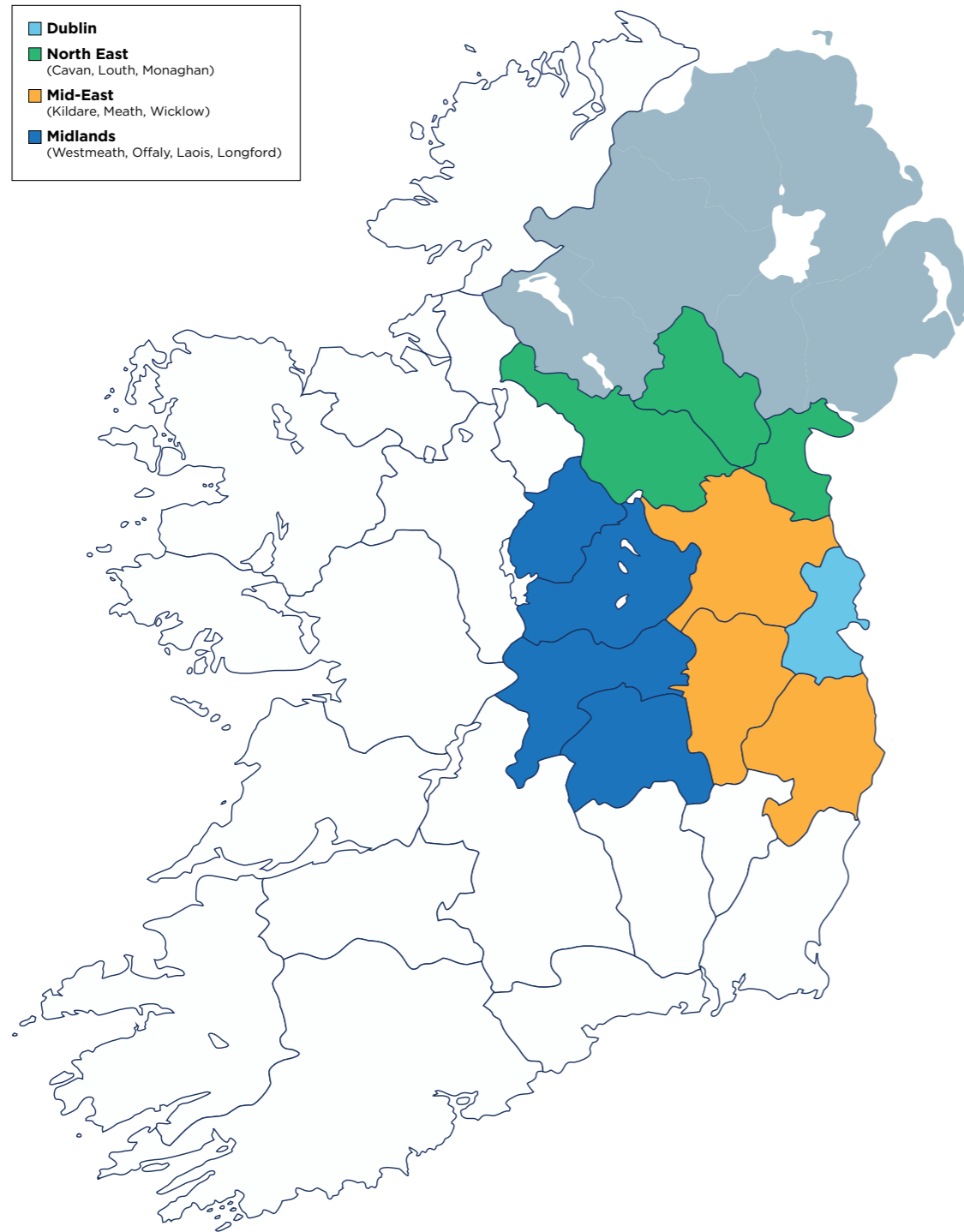


Launch of the Housing First National Implementation Plan for 2022-2026



Pat Doyle, CEO Peter McVerry Trust, with Dr Sam Tsemberis, founder of Housing First

## Areas of Housing First Delivery



Peter McVerry Trust is Ireland's largest provider of Housing First services. As of 2021, Peter McVerry Trust are responsible for 61% of the services delivered under the National Housing First Implementation Plan.



I remember at one stage saying, I'm going to give up. And then Peter McVerry Trust called to tell me they had an apartment for me. In my eyes it's a mansion, I'm a happy man.

In 2021, Ian was supported by Peter McVerry Trust to move out of homelessness and into his own home. After being homeless for 7 years, Ian now lives in his own property and receives wraparound support from our Housing First team.

IAN



## Our Services (contd)

### ADDICTION AND RECOVERY

Covid-19 continued to impact our services in 2021. Our Residential Community Detox centre reopened in November 2021 – following a Covid-19 enforced closure from March to November.



The Peter McVerry Trust Stabilisation and Recovery Services at Berkeley Street in Dublin was impacted by the restrictions on face-to-face meetings. Normal supports and counselling sessions moved online or were carried out on an individual basis by telephone or appointment, in line with the active public health guidance at the time. The day service reopened in September 2021.

Our targeted and efficient response to Covid-19 presented an opportunity to provide vital supports to those in active addiction.

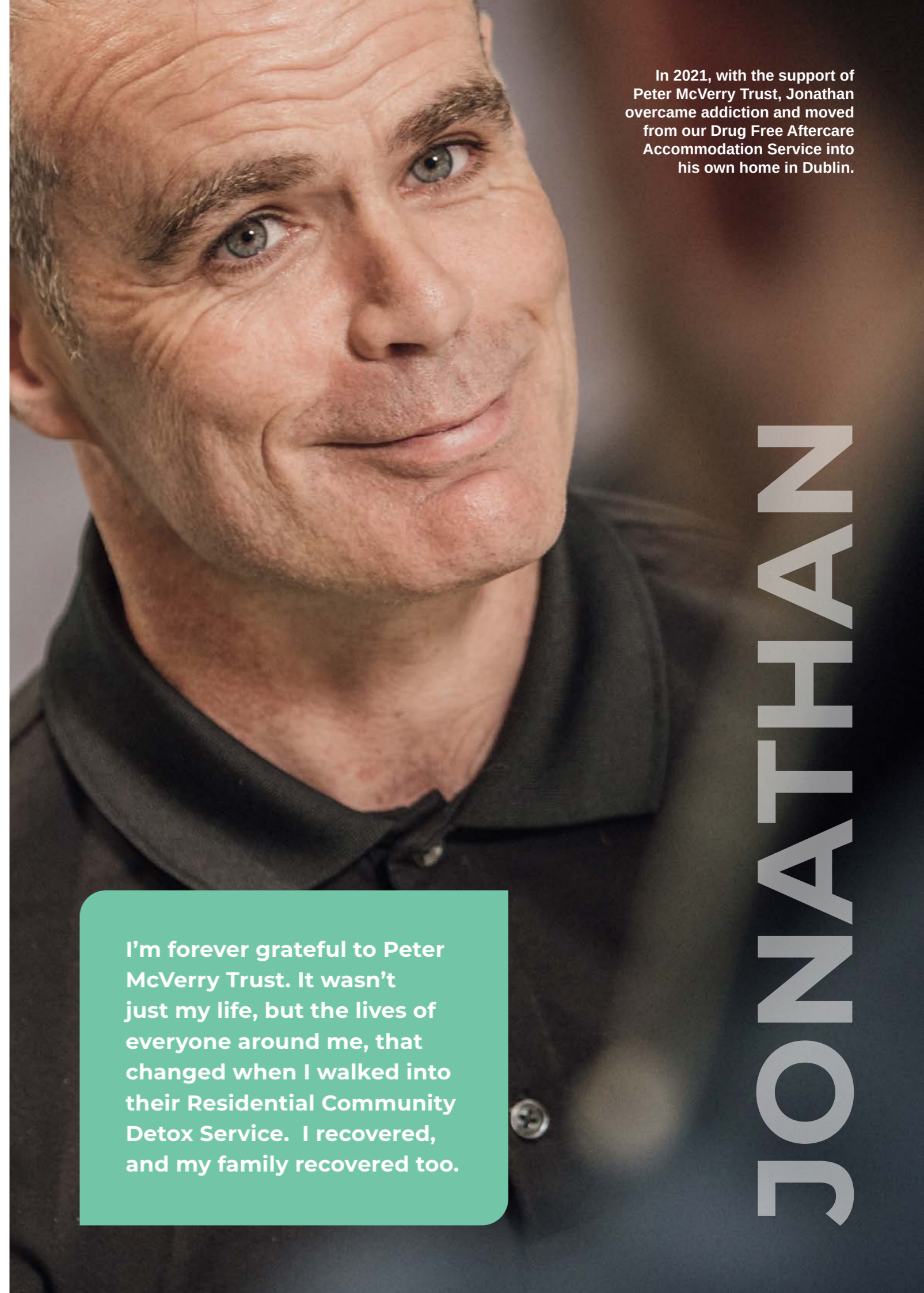
Participants admitted to our services went through a 14-day isolation period. During this isolation period, any need for medically supported stabilisation or detox was identified and participants were able to avail of GP and nurse supports to stabilise or detox.

A total of 2,612 adults were supported to stabilise or detox in these isolation services, with 1,685 cases of self-isolation and 298 cases of cocooning.



Nurse's room at the Peter McVerry Trust Stabilisation and Recovery Service

In 2021, with the support of Peter McVerry Trust, Jonathan overcame addiction and moved from our Drug Free Aftercare Accommodation Service into his own home in Dublin.



JONATHAN

I'm forever grateful to Peter McVerry Trust. It wasn't just my life, but the lives of everyone around me, that changed when I walked into their Residential Community Detox Service. I recovered, and my family recovered too.

## Our Services (contd)

### U18S AND AFTERCARE



Protecting vulnerable young people is at the core of the work and ethos of Peter McVerry Trust. In 2021, we continued to work with TUSLA and International Protection Accommodation Services (IPAS) to support young people in Ireland experiencing homelessness and also unaccompanied minors who arrived in the country seeking international protection.



In February, in partnership with TUSLA, we expanded our U18s services with the opening of a new service in Dublin. The service offers short-term placements to young people aged 12-17 who require an immediate response and accommodated 74 young people by the end of the year.



With the ongoing Covid-19 pandemic, we increased the capacity of our dedicated isolation service to accommodate 54 young people.

In all, we supported 206 young people in 2021.



Peter McVerry Trust's new U18s Residential Service in North County Dublin.

## Covid-19 Response



In response to the global challenge of Covid-19, Peter McVerry Trust established dedicated isolation and shielding services for our participants and those experiencing homelessness. Alongside our everyday work, we helped over 8,000 people to self-isolate.



This was achieved in partnership with a range of Government Departments including Housing, Justice, Health and Children, the DRHE and Local Authorities. We provided isolation services on behalf of seven local authorities, the HSE, International Protection Accommodation Services (IPAS) and Tusla.

Our eight isolation services catered to four groups; people living in homelessness, patients leaving HSE services, children in Tusla services and asylum seekers.

Once available, PMVT staff supported participants to receive the Covid-19 vaccine, with over 1,500 participants vaccinated by the end of 2021.



Before

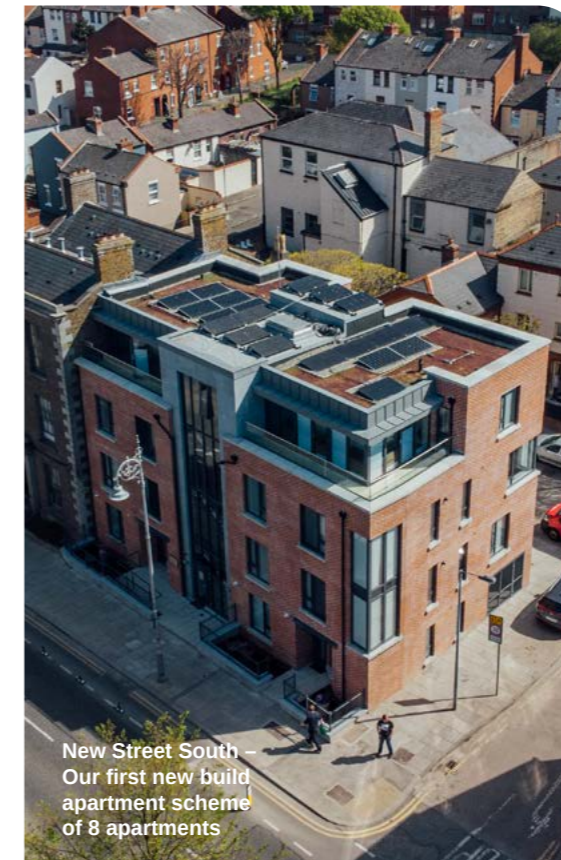


Repair and Lease Properties

After



## Housing Developments



New Street South – Our first new build apartment scheme of 8 apartments



Haddington Road – The largest scheme completed by PMVT in 2021 with 18 units

In 2021 Peter McVerry Trust delivered over 190 social housing units across a range of schemes through construction, renewal, acquisition, and leasing. These social housing units were delivered in partnership with the Department of Housing, Local Government and Heritage, the Housing Agency and Local Authorities across Ireland. We would like to acknowledge the funding from the State and our donors that finances all of our work to deliver social housing pathways.

In 2021 the organisation's strategic plan for the period 2021-2025 set out a hugely ambitious target to grow social housing stock by 1,200 units over a five-year period, with 50% of these targeted for Housing First tenancies.

The charity continues to retain a primary focus on and specialise in the reuse of derelict and long-term vacant properties. There is also a concerted effort to ensure that new build programmes are focused on urban centric re-use of derelict or infill sites.

Peter McVerry Trust continued to grow its staffing resources to enable delivery of the ambitious housing targets with new staff added to the Dublin and Cork offices and further expansion is planned for 2022.

They contacted me and told me there would be a flat for me, so that was brilliant, before Christmas and everything. It's ten years since I've had somewhere, so I'm over the moon with it. This is a new chapter; there's no looking back.

Niki was experiencing homelessness for ten years before moving into an apartment of his own in Cork City in December 2021. He's looking forward to starting the next chapter of his life with the support of Peter McVerry Trust.

NIKI



## Communications and Advocacy

In 2021, Peter McVerry Trust continued to grow our organisation's audience, build our brand and educate more people about the causes of and solutions to the issue of homelessness.

We regularly advocated and provided commentary on a number of key issues within the sector including the ending of Direct Provision, Housing for All, Budget 2021, Housing First, homeless figures and vacant property.

Since 2016 Peter McVerry Trust has been advocating for the introduction of a vacant property tax. In March 2021 we called for an extension to a deadline that applied to a key regulation that allows long-term vacant buildings to be reused as housing.

Throughout the Covid-19 pandemic, our founder Fr Peter McVerry remained a strong public voice on prohibiting evictions in the private rental sector.

In 2021 we secured a number of high-profile pieces of media coverage including the televised coverage of the launch of our Southern Regional Office in Cork and Christmas fundraising campaign with Stephen Kenny. Fr Peter McVerry featured on the The Tommy Tiernan Show in April – the popular programme had an average viewership of 546,000 in 2021.

We relaunched our educational resource website, [homelessnessinireland.ie](http://homelessnessinireland.ie), early in the year. The website, aimed at students researching the issue of homelessness, provides a wide variety of interactive and informative content on homelessness and will allow students and teachers to more readily understand the issue.

The launch of the Peter McVerry Trust southern regional office



In May 2021, we helped secure and kit out a new home for Mark who had slept rough for seven months in Wexford.

I was homeless for nearly two years. I was in a tent for seven and a half months. It was very tough on the streets but now that I'm here, it's brilliant.

MARK

## Fundraising

In 2021 Peter McVerry Trust raised over €9.3 million in fundraising donations, a marginal decrease on 2020 (€9.4 million). The fact that our fundraising income remained at such a high level is testament to the goodwill, generosity and commitment of our supporters and donors. We would like to extend a

special thank you to all the individuals, community groups, businesses and charitable foundations that supported our work.

The Calcutta Run took place virtually, with a goal of covering 30,000km in 10 days. Participants across Ireland and the world walked, jogged and ran to support Peter McVerry Trust and the Hope Foundation.

Over 170 cyclists took part in the 32nd Peter McVerry Trust Wexford Cycle on Saturday 18th September – our first return to physical fundraising since the outbreak of Covid-19.



Peter McVerry Trust Wexford Cycle 2021

The Annual Golf Classic also returned in September at Milltown Golf Club. 36 teams teed off on a lovely autumn day testing their skills on the green.

Corporate partnerships continued to drive support for our homeless and housing work. Leinster Rugby announced Peter McVerry Trust as its second charity partner of the 2021/22 season.

In addition to helping to raise the profile of Peter McVerry Trust, Life Style Sports, Leinster Rugby's official retail partner, came on board in association with adidas, to donate cold weather clothing to Peter McVerry Trust ahead of the winter months.

Stephen Kenny, the manager of the Irish men's football team, launched our Christmas fundraising appeal at Haddington Road, a vacant property that was transformed into 18 new social housing homes in time for Christmas.



Leinster Rugby charity partnership

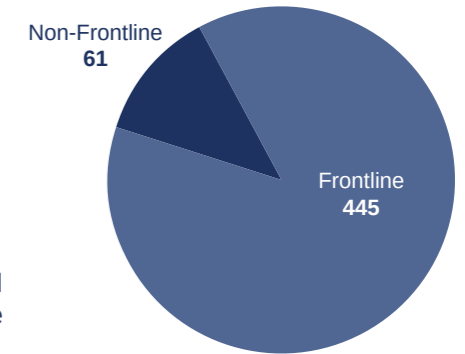


Stephen Kenny launches our Christmas fundraising appeal

## Human Resources

### EMPLOYEES

As of 31st December 2021, Peter McVerry Trust employed 506 core staff, who are supported by a relief panel developed by Peter McVerry Trust consisting of 275 people. Of the 506 core staff, 445 were in frontline positions and 61 were in non-frontline head office positions. This is a slight increase of 2% on core staff employed for the same period last year when the number of core staff was 500.



### RECRUITMENT

The focus for recruitment during 2021 was on increasing the numbers employed on the relief panel in order to meet the service needs of the organisation, while at the same time continuing to reduce the use of agency staff. To this end we increased the numbers of relief staff by 21% compared to the same time last year. At the end of 2021, the number of staff employed on our relief panel was 275.

### GRADUATE PROGRAMME

59 graduates commenced with the organisation in 2021. This marked the largest intake in the eight years that the programme has been running. The current graduates engaged in a comprehensive training and development programme, which included a series of webinars in the areas of Housing First, Trauma Informed Practice and Housing and Integration upon release from custody. All graduates were allocated a Peter McVerry Trust mentor.

### WELLBEING

To coincide with World Wellbeing Week, Peter McVerry Trust organised its first Wellness Week, which ran from Tuesday 22nd to Friday 25th June 2021. The schedule for the week included activities ranging from Meditation, Pilates and Cookery Classes. Building on the success of this year's initiative, the charity will run a Wellness Week programme in April 2022.

### TRAINING & DEVELOPMENT

The partnership with IT Carlow continued during 2021. Year to date, we have introduced a suite of seven accredited training modules to support staff with their continued professional development. At year end, 184 staff participated in these courses. Modules include Certificates in The Nature and Context of Addiction, Mental Health: Building Resilience and Promoting Positive Change, Perspectives on Family & Society, Supervision Theory & Practice, Supporting Children and Young People with Autism Spectrum Disorder, Restorative Practice and Leadership and Change Management.

# PATRICK

In 2021, with the support of Peter McVerry Trust, Patrick moved into his own home in Wicklow after being homeless for six months.

If you have had accommodation for a long time, you may not appreciate it. But if you had a period, even one month, where you're not sure where you're going to spend your night – that can be traumatising. Now all that is behind me, I have great peace of mind.

## Corporate Governance

Peter McVerry Trust is committed to maintaining the highest standards of corporate governance.

The charity believes that setting and maintaining these high standards is a key element in demonstrating accountability to all stakeholders, funders and supporters. It also ensures that Peter McVerry Trust continues to provide the highest quality service to those in our care.

### CORPORATE GOVERNANCE STRUCTURES

Our Board of Directors comprises of ten directors with backgrounds in business, finance, risk, law, social inclusion, health and pastoral care. All directors are voluntary and receive no remuneration.

Board of Directors as of December 2021

Fr Peter McVerry	Founder and Secretary
Rod Ensor	Chairperson
Peter Birthistle	Treasurer
Patricia Bourke	
Richard Lavelle	
Audrey Byrne	
Ciara O'Sullivan	
Terry McCabe	
Deirdre-Ann Barr	
Denis O'Leary	

Fr Peter McVerry is a founding company director and holds the office of company secretary. He receives no salary, expenses or allowances, nor ever has, for his continued and valuable contribution to Peter McVerry Trust and its challenge to reduce homelessness.

The board meets a minimum of six times per year and has its AGM in May each year. It has overall responsibility to ensure that the governance of the organisation is in line with best practice and that all operational functions meet all requirements under current legislation, charitable and company law, and health and safety standards.

Accordingly, the Board mandates the CEO and Senior Management Team to bring before it an annual health and safety statement and annual risk audit for its approval and to carry out regular reviews of all policies and procedures. There is a strict policy, and implementation of same, around the rotation of members of the Board of Directors. Peter McVerry Trust's latest AGM was held on the 27th May 2021. In line with PMVT director's rotation schedule, there were no changes in directors at that AGM. The next AGM will take place in May 2022.

Committees of the Board are established for good governance. They are as follows:

- Finance, Audit and Governance
- Research and Services
- Human Resources (includes Remuneration)
- Housing Development
- Nomination and Selection Committee

The Finance, Audit and Governance Committee meets seven times per year and its members are Peter Birthistle (Chair), Fr Peter McVerry (Board Member), Rod Ensor (Chairman of Peter McVerry Trust), Allison Coughlan, Denis O'Leary (Board Member), Deirdre Ann Barr (Board Member) and Adam Ronayne.

The Research and Services Committee meets seven times per year and its members are Patricia Bourke (Chair & Board Member), Peter McVerry (Board Member), Terry McCabe (Board Member), Alison Diamond and Gilbert Little.

The Human Resources Committee meets three times per year and its members are Deirdre-Ann Barr (Chair), Peter Birthistle (Chair of the Finance, Audit and Governance Committee & Board Member), Rod Ensor (Chair of Peter McVerry Trust), Ciara O'Sullivan (Board Member), Denis Mark O'Leary (Board Member) and Terry McCabe (Board Member).

The Housing Development Committee meets four times per year and its members are Denis O'Leary (Chair and Board Member), Rod Ensor (Chair of Peter McVerry Trust), Gilbert Little, Ollie O'Loughlin, Colin Smyth and Sean Downey.

Peter McVerry Trust established the Nomination and Selection Committee in the last quarter of 2021 to oversee the selection and appointment of new members to the board and its committees. It will be chaired by Allison Coughlan and its membership will be comprised of the Chair of Peter McVerry Trust, its Founder Fr Peter McVerry and the CEO will be in attendance. It will meet for the first time in January 2022.

### ACCOUNTS AND AUDITS

The Board of Directors views the financial governance of Peter McVerry Trust as one of its central functions and has a strict code of practice in relation to all fundraising practices and all income and expenditure within Peter McVerry Trust. The board also produced a financial procedures manual and corporate governance document both of which are reviewed annually.

In January 2019, Peter McVerry Trust established the position of internal auditor and the organisation's first internal auditor was appointed. This position will further strengthen the financial practices and procedures within the organisation.

## Corporate Governance (contd)

Peter McVerry Trust publishes its accounts on an annual basis (see below for our latest published accounts) and makes annual returns to the Company Registration Office (CRO). The charity's accounts and financial reports also comply with the principles of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP), a legal standard for UK charities which leading Irish charities adopt in the absence of similar legal requirements in Ireland.

We also comply with the requirements set down by the Charity Regulator Authority and the Statement of Guiding Principles for Fundraising created by the organisation Irish Charities Tax Research ICTR.

At its AGM on 27th May 2021, the Board of Directors renewed Donal Ryan and Associates, 34 Manor Street, Dublin 7, as auditors of Peter McVerry Trust for 2021.

Further to our own auditing procedures, Peter McVerry Trust is also subject to periodic and random audits by external organisations such as local authorities and other state agencies from which the charity receives funding. Peter McVerry Trust has a number of service level agreements with several government departments and is required to make quarterly and annual returns for funding received.

Peter McVerry Trust is a company limited by guarantee Registration Number 98934 and its Registered Charity Number is 20015282. For Revenue purposes, our CHY number is CHY7256.

### OPERATIONAL AND REGULATORY STANDARDS

Several of the operational functions of Peter McVerry Trust have additional standards that must be met in order to run approved services. Peter McVerry Trust currently holds clinical governance approval from the HSE for its addiction services, and approval under Registration by Tusla Registration and Inspection Services for our residential childcare facilities. It also measures itself against Children First legislation.

In respect of homeless services Peter McVerry Trust is measured against the National Quality Standards Framework.

In respect of our activities as an Approved Housing Body Peter McVerry Trust operates under the regulatory framework of the Housing Regulator.

### SALARIES

Fr Peter McVerry founded the charity now known as Peter McVerry Trust in 1983. Fr McVerry has never received a salary, expenses or allowances for his continued and valuable contribution to Peter McVerry Trust in its challenge to reduce homelessness.

In 2005, Fr McVerry and the then Board of Directors took a strategic decision to appoint the charity's first CEO who was tasked with developing the organisation in response to the growing homeless need.

The CEO has overseen significant growth since then and in 2021, Peter McVerry Trust worked with over 10,000 people. The charity has over 600 properties and growing, it now provides over 2000 residential placements per night and its operating budget for 2021 was over €46 million.

The CEO's salary is in line with HSE pay scales and is aligned to point 4 for a HSE Director Regional Health Officer post under the Lansdowne Road Agreement. Peter McVerry Trust does not pay health insurance or provide the CEO with a company car nor is a fuel card provided. Peter McVerry Trust pays a 16% employer contribution to the CEO's defined contribution scheme. There are no top-ups paid to the CEO, senior management team or indeed any Peter McVerry Trust staff member.

Peter McVerry Trust pays travel expenses in line with civil service rates to specific post holders who travel across sites and services around the country. The CEO is subject to this scheme. These are signed off by the company secretary and calculations are checked by the Peter McVerry Trust auditors.

### GOVERNANCE RELATED PUBLICATIONS

In 2010, Peter McVerry Trust's Board of Directors agreed on the charity's first Corporate Governance document. This document is reviewed on a regular basis and the most recent document was approved in 2020. This document, along with our most recent audited accounts, is available to view under the 'Governance' section of our website.



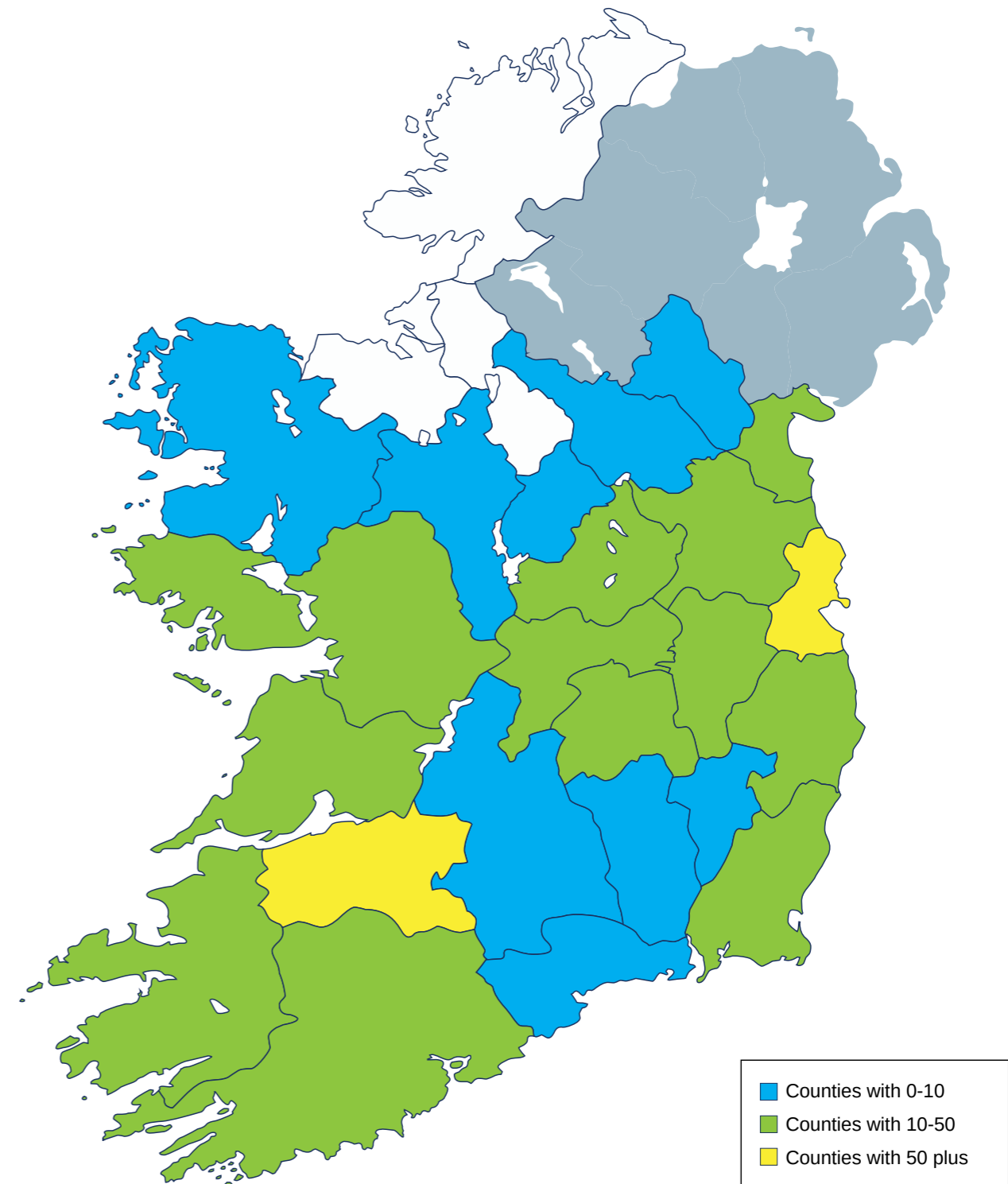
## Finances

### Extract from Consolidated Financial Statements of Peter McVerry Trust CLG for the year ended 31 December 2021

	2021	2020
<b>Income</b>		
Peter McVerry Trust Generated Revenue & Capital Funding	€14,875,168	€26,495,353
State Funding	€38,378,909	€29,957,357
<b>Total Income</b>	<b>€53,254,077</b>	<b>€56,452,710</b>
<b>Expenditure</b>		
Operational Expenditure	€51,391,373	€43,999,848
<b>Funds used for the acquisition of Homes</b>	<b>€1,862,704</b>	<b>€12,452,862</b>
<b>Reserves</b>		
Capital and Revenue (unrestricted)*	€44,089,044	€42,515,064
Sinking Fund	€1,443,171	€1,443,148
Restricted Reserves	€1,536,749	€1,248,048
<b>Total Reserves*</b>	<b>€47,068,964</b>	<b>€45,206,260</b>

\*These reserves consist primarily of Peter McVerry Trust's housing stock, which is used solely for the provision of social housing.

## Housing Units



Peter McVerry Trust's Housing Development team are active in identifying and delivering social housing opportunities right across Ireland. In 2021, the team continued to successfully grow the provision of housing in areas of need and secure new one-bedroom homes for singles and couples impacted by homelessness.

## Peter McVerry Trust's Board of Directors

### Fr Peter McVerry SJ Founder & Secretary

Fr McVerry grew up in Newry, Co. Down and was educated at the Abbey Christian Brothers' Grammar School in Newry and at the Jesuit school at Clongowes Wood College in Co. Kildare. In 1962, he entered the Jesuit Order and was ordained in 1975. Peter has worked in Dublin's north inner city since 1974, where he came into contact with young people who were sleeping on the streets because of their home situation.

In 1979, he opened a hostel for homeless boys aged 12-16 and this subsequently became his lifetime work. In 1980, Peter moved to Ballymun in north Dublin, and by the end of 1983 he had founded the Arrupe Society, a charity to tackle homelessness. This charity, which was subsequently renamed the Peter McVerry Trust, has progressed from a three-bedroom flat in Ballymun to becoming one of the country's leading organisations responding to the issue of homelessness.

As a social activist, Peter is a strong advocate for those who have no voice in society. He has written widely on issues relating to young homeless people such as accommodation, drugs, juvenile justice, the Gardaí, prisons and education.

Peter is a leading advocate for the rights of vulnerable groups and has played a key role in advancing the rights of children and leading on the campaign on the right to housing.

Peter was awarded the Freedom of Dublin in 2014, becoming the 77th recipient of the award since 1876.

### Rod Ensor Chairperson

Rod Ensor has been chairperson of the Peter McVerry Trust since 2018 having previously been a founding member of the fundraising committee and charity known as Welcome Home which raised money for the work of Fr Peter McVerry for over 35 years. Rod is also currently a non-executive director of the Mater Misericordiae University Hospital (MMUH) in Eccles St. in Dublin.

Rod is a retired partner in Matheson solicitors and currently carries out mediation work as chair of an Appeals Panel relating to tracker mortgages. Previously, Rod sat on the Board of Gonzaga College for 5 years and was also a member of the board of the UCD Law Faculty.

### Peter Birthistle, FCA, FCG, MBA Treasurer and Chair of the Finance, Audit and Governance Committee

Peter is a Chartered Accountant who was admitted to the Institute of Chartered Accountants Ireland in 1988. He is also a Fellow of the Chartered Governance Institute and holds a Master of Business Administration. Peter serves as a member of the Institute of Chartered Accountants Regulatory Board.

Peter has worked in industry since 1992. He has worked and gained various business experience in logistics, property and engineering consultancy industries and is currently working in the chemical industry.

Peter joined the board of the Peter McVerry Trust in 2012 and currently is Treasurer.

Peter acts as Chairman of the Finance, Audit and Governance Committee and also serves on the HR Committee.

### Patricia Bourke D'Souza Chair of the Research and Services Committee

Patricia has 30 years' experience within corporate, statutory, voluntary, educational, community and mental health sectors in Ireland and abroad. Patricia began her career as an electrician with the ESB. She has worked in Intel, Dublin City Council, the Dublin Regional Homeless Executive, Mental Health Ireland and First Fortnight where she worked in the areas of housing, homelessness, mental health and refugee/asylum seeking.

Patricia is an accredited Counsellor, Psychotherapist (MIACP, MIAHIP) and Supervisor (MIACP) and accredited Somatic Trauma Therapist, Trainer and Supervisor. Patricia assisted Babette Rothschild on her international training tours in 2016-2017 and has provided Trauma Informed Practice training workshops for a wide range of national and international organisations including Médecins Sans Frontières (Athens), The Academy of Human Development (Singapore), the Belfast Trust, and the HSE.

Since 2015, as part of her roles with Mental Health Ireland and First Fortnight, she has worked in partnership with the National Concert Hall in managing the implementation of the Music in Mind Programme in mental health settings for refugee and asylum seeker populations and for children and young people at risk of or experiencing homelessness.

### Denis O'Leary Chair of the Housing Development Committee

Denis has worked in the insurance industry for almost 40 years, starting with Hibernian Insurance through to Aviva for 30 years, during which time he held a number of senior management roles in their Irish and European operations. He has worked for FBD Insurance in Dublin since January 2012 as their Head of Broker Business.

Denis completed his ACII insurance examinations in 1990 and then went on to complete the Certified Diploma in Accounting and Finance (through ACCA) in 1992. He joined the Council of the Insurance Institute of Dublin in 2016 and also serves as a member of the National Council of the Insurance Institute of Ireland. Denis was elected President of the Insurance Institute of Dublin 2020/2022.

He served as a Director and former Chairman of Stepping Stone, a Dublin based housing charity, for over 10 years until 2011. In 2017, he was invited back to Stepping Stone to support the CEO and board in a strategic review of the charity, which culminated in the successful merger of Stepping Stone into Peter McVerry Trust in 2018. Denis joined the Board of Peter McVerry Trust in January 2020.

## Peter McVerry Trust's Board of Directors (contd)

### Deirdre-Ann Barr Chair of the Human Resources Committee

Deirdre-Ann is a solicitor and a notary public, with many years' experience of dealing with and resolving complex and contentious issues.

Deirdre-Ann is an independent non-executive director of the Irish Blood Transfusion Service, Peter McVerry Trust and The Royal Hospital Donnybrook.

Each of the appointments is an active engagement, where Deirdre-Ann is a member of one or more committees established by the board. She has a Diploma in Company Direction from the Institute of Directors.

Until May 2019, Deirdre-Ann was General Counsel and Head of Risk in Matheson, a leading Irish law firm, where she established the risk management function in 2009. During the previous ten years, Deirdre-Ann was a solicitor, then partner, in Matheson's Corporate Department, advising on Irish company law and governance issues.

### Audrey Byrne

Audrey is a Partner in McCann FitzGerald's Litigation Department, whose practice focuses on complex commercial, online content, taxation disputes and investigations, often with an international dimension. Audrey co-heads the firm's Diversity and Inclusion Committee and is lead Partner for the vision and implementation of the firm's policies and programmes.

Audrey is a CEDR accredited mediator and has participated in many mediations involving a variety of disputes, both as mediator and advisor. Audrey became a member of the Finance and Audit Committee to the Board of Peter McVerry Trust in January 2015, and joined the Board of Peter McVerry Trust in 2019. Audrey is also a board member of the Irish Women Lawyer's Association, and a member of the Women in White Collar Crime Defence Association.

### Dr. Richard Lavelle

Dick has been involved in supporting Fr McVerry and Peter McVerry Trust since the very earliest days and is a founding member of the Wexford Cycle, the longest running fundraising event that benefits Peter McVerry Trust.

Dick was also a founding member of Welcome Home, a charity set up to raise funds for Fr McVerry's work.

Dick has worked as a small animal vet in Ireland and the UK for almost forty years. He established his current practice, Sandymount Pet Hospital, in 1998.

Dick graduated from UCD in 1982 and after two years each in Horse Practice and Large Animal Practice, he gravitated back to smaller animals and was drawn to both London and Dublin. During his time in these major cities, he became conscious of the growing issue of homelessness.

Dick is currently in his second period on the Board of Directors at Peter McVerry Trust.

### Terry McCabe

Terry has worked in the Community & Voluntary sector for 23 years and is committed to community led local development and to supporting marginalised people to make decisions affecting their lives.

She retired as Chief Executive Officer of Blanchardstown Area Partnership in December 2016. The company employed over 160 staff and delivered a wide range of social inclusion programmes. She worked with the company for 20 years and during that time developed and managed several National and European Social Inclusion projects.

Terry has been a member of the Peter McVerry Trust Research & Services Committee since May 2017 and joined the Board of Peter McVerry Trust in 2019.

### Ciara O'Sullivan

Ciara is Head of Reimbursement with Vhi Healthcare and has worked at Vhi since 2000. In her roles at Vhi, Ciara has integrated comparative insurance overseas experience with her work in procurement and reimbursement.

Prior to joining Vhi, she worked in the intellectual disability sector with roles in the HSE and the Hospitaller Order of St. John of God.

Her qualifications include a Masters in Sociology (UCD), Diploma in Strategy, Innovation and Change (UCD Smurfit Graduate Business School) and a Diploma in Project Management (UCC).

Ciara has participated in several volunteer initiatives in Zambia, Ethiopia, India and closer to home.

### Pat Doyle CEO

Pat Doyle was appointed CEO of Peter McVerry Trust in late 2005.

He has a Higher Diploma and a Master's in Education and has over 30 years' experience in the community and voluntary sector.

In 2019, Pat was awarded Excellence in Leadership in the Charity Institute Ireland Awards in recognition of his work in the homeless sector.

Pat is the current President of the Irish Council for Social Housing. This is Pat's second term and will see him fulfill the role until 2024.

Pat is a member of the Dublin Region Homeless Executive's Consultative Forum, the Mid East Regional Homelessness Forum and the Housing Strategic Policy Committees in Dublin and Kildare. He is also a member of Judicial Conduct Committee of the Judicial Council.

In 2021, Pat was appointed to the new National Homeless Action Committee. This group was established to drive actions on homelessness. Pat was also appointed to the Commission on Housing in 2021.



## Acknowledgements

### Peter McVerry Trust would like to acknowledge the following organisations for their support during 2021

Department of Housing, Local Government and Heritage  
Department of Children, Equality, Disability, Integration and Youth  
Department of Health  
Department of Justice  
Department of Social Protection  
Department of Education  
Dublin Region Homeless Executive  
Health Service Executive  
TUSLA  
Housing Agency  
National Housing First Office  
Genio  
Irish Prison Service  
Irish Probation Service  
South West Regional Drug and Alcohol Task Force  
Capuchin Day Centre  
GMQ Medical  
Safetynet  
Pobal  
Irish American Partnership  
Jesuit Refugee Service  
Little Company of Mary  
Rethink Ireland  
St Patrick's Mental Health Services  
Cavan County Council  
Carlow County Council  
Clare County Council  
Cork City Council  
Cork County Council  
Dublin City Council  
Dun Laoghaire Rathdown County Council  
Fingal County Council  
Galway City Council  
Galway County Council  
Kerry County Council  
Kildare County Council  
Kilkenny County Council  
Laois County Council  
Limerick City and County Council  
Longford County Council  
Louth County Council  
Mayo County Council  
Meath County Council  
Monaghan County Council  
Offaly County Council  
Roscommon County Council  
South Dublin County Council  
Tipperary County Council  
Waterford City & County Council  
Westmeath County Council  
Wexford County Council  
Wicklow County Council



Fionn was homeless for a number of years before moving into his own apartment in County Cork with the help of Peter McVerry Trust

FIONN





**Peter  
McVerry  
Trust**

Opening doors for  
homeless people

**Peter McVerry Trust,  
29 Mountjoy Square,  
Dublin 1, D01 C2N4**

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