

Annual Report 2022

celebrating
40
years



Irish Council
for Social Housing

Supporting the delivery of high
quality and affordable lifetime
homes across Ireland





About the Irish Council for Social Housing

The Irish Council for Social Housing (ICSH) is the national federation for non-profit housing associations representing more than 270 member organisations that manage more than 55,000 homes and house more than 120,000 people including families, older people, disabled people and households experiencing homelessness. ICSH members operate in every local authority area in the country and in over 600 communities across Ireland.

Objectives (ICSH Strategic Plan 2022-2026)

- 1 Support members in increased delivery of social and affordable housing
- 2 Enabling high quality and responsive services to AHB tenants and service users
- 3 Promoting strong representation and innovation in the AHB sector and its work
- 4 Enhancing a regulated and well governed AHB sector
- 5 Promoting sustainability within the AHB sector
- 6 Delivering strong partnerships with key external stakeholders
- 7 Operating an efficient federation that is responsive to new needs & services

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President's Address



This is my last address as the President of ICSH. First elected in 2018, it has been a privilege to take on this role for 5 years. It was an honour to work alongside the members and play a part in advancing the work of the ICSH.

2022 marked 40 years of the Irish Council for Social Housing – four decades of our members delivering housing and creating sustainable and thriving communities across Ireland. Despite the current challenges our sector faces, it's important to celebrate the innovation, resilience and sustainability of our membership.

Looking to the future, the ICSH 2022-2026 Strategic Plan was launched last year. The five-year plan is to provide direction to the ICSH in supporting the role of members in a rapidly evolving housing environment with a particular focus on what the sector needs to achieve by 2026.

A key role of ICSH is to support our members and the ICSH AHB Collaboration Programme and Fund was launched in 2022 to assist projects such as mergers between smaller bodies, takeovers of one AHB by another, the establishment of group service arrangements for AHBs and any other relevant initiatives leading to the re-organisation of the AHB sector.

Last year brought an unexpected crisis with the war breaking out in Ukraine and the arrival of tens of thousands of people seeking refuge. Yet again, AHBs are supporting the State to play a key role in the response to the emergency and striving to provide shelter to as many people as possible.

I would like to acknowledge the support of the Minister for Housing, Darragh O'Brien TD, the Department of Housing, Local Government and Heritage, our key stakeholder, and to acknowledge the support of the Housing Agency, Housing Finance Agency, local authorities and other stakeholders throughout 2022. Their support and commitment to collaboration enables us to progress our work delivering new homes across the country and ensure the sustainability of our members.

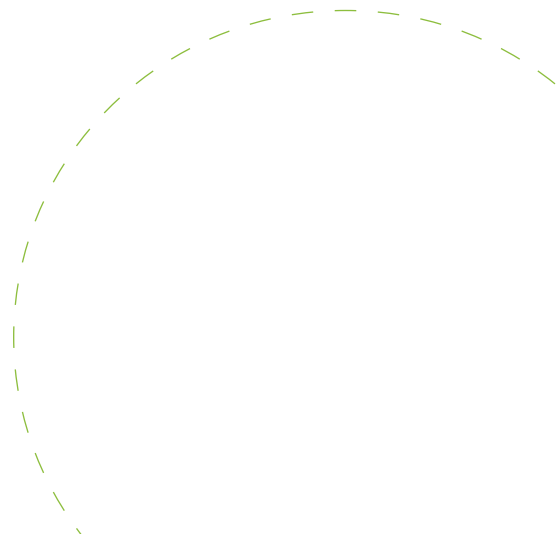
It is indeed fitting that the 40th anniversary of the ICSH in 2022 corresponded with the highest ever delivery of 4,949 homes by members in the sector during the year. These homes include social housing and cost rental for low income, vulnerable groups as well as households encountering affordability issues in the private sector. I wish to sincerely acknowledge all the magnificent work of large developing AHBs and local and regional members in achieving this scale of delivery and supports for tenants throughout the country. AHB Boards, staff and volunteers played a key role in the development, management and organising of the financing for these projects with their partners. This will provide a strong platform and base for increased delivery over the coming years in tackling a range of housing needs.

This is my last address as the President of ICSH. First elected in 2018, it has been a privilege to take on this role for 5 years. It was an honour to work alongside the members and play a part in advancing the work of the ICSH.

A special thanks to the Vice President Tina Donaghy, the Board of Directors, Council Members and all representatives on the different working groups for their hard work in 2022. 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 wish to acknowledge and thank the membership of the ICSH for their hard work and engagement with the ICSH in 2022. I would like to conclude, on a personal note, that this year I will also step down as the CEO of Peter McVerry Trust. After 34 years in the housing and homeless sector, I am returning to one-to-one work with clients. Our sector plays a vital role in Irish society and I take great pride in being part of that sector for over three decades. I wish each and every one of you the very best of luck in the coming years and I have no doubt that you will continue to excel.

Mr Pat Doyle
President ICSH



Chief Executive's Report



The ICSH Board owes a huge debt of gratitude to Pat Doyle, the outgoing ICSH President for the last five years who, without exception, demonstrated his passionate commitment through his support and time to the ICSH Board as well as the ICSH Council and Audit & Risk Committee and members throughout Ireland.

Although 2022 had its own challenges relating to construction costs and viability, the year also brought increased delivery through a range of funding schemes that members use. The winding down of COVID measures during the year allowed a return to more regular engagement between the ICSH and members and with other key stakeholders in the public and private sectors.

In 2022, the ICSH had 273 members providing housing and related services throughout the country, catering for a range of family and specialist groups. ICSH membership comprises developing Tier 3 AHBs, as well as members who are active primarily in local communities or regional areas. This ensures the ICSH is an inclusive federation playing its part in meeting a growing range of social and affordable housing needs. A roll out and implementation of a new ICSH Collaboration Programme in 2022 supported by the Department of Housing, Local Government and Heritage (DHLGH) demonstrated the interest from ICSH members to work collaboratively with other AHBs to develop and manage social housing within the sector in a co-ordinated manner.

Promotion and Representation of the Sector by the ICSH

During 2022, the ICSH actively represented members and the sector on various national and local housing delivery groups on social and affordable housing as well as special needs housing. Since the publication of the Government policy document *Housing for All* in 2021, this strategy continues to provide the platform through which the ICSH can input into policy as well supporting the implementation of targets and commitments. This was particularly important in 2022 where the ICSH, on behalf of members, provided input on necessary changes or adjustments required to funding schemes to support continuous AHB housing delivery with the changing and adverse market conditions that arose in the housing sector, such as interest rate changes, construction price inflation and capacity issues in the construction industry.

Importantly the ICSH completed and undertook three specific publications in 2022. These included a mixed tenure report on the AHB sector in partnership with the Housing Agency; A Financial roadmap for the AHB sector supported by Campbell Tickell and a Financial Planning report for retrofitting AHB stock in association with 3CEA (now the South East Energy Agency). These were launched at the ICSH Biennial ICSH Finance & Development in addition to a dedicated launch in the case of the mixed tenure report with key stakeholders. These ICSH research reports were subsequently used as part of engagement on the recommendations and follow up with the relevant statutory and public bodies.

The ICSH continued communicating the role and impact of the sector during the year through a range of platforms. This included the Annual ICSH Activity Report, the production of the Social Housing Newsletter, monthly member 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. To mark the 40th Anniversary of the ICSH, the ICSH produced a short video on the role of the ICSH and the sector as well as a separate ICSH publication in December 2022 on the key milestones of the ICSH and the sector since its establishment in 2022. Previous ICSH presidents and board members also attended the event celebrating the 40th anniversary.

Importantly, and part of the ICSH role, the ICSH made a wide range of submissions and representations to Government (including the DHLGH, public bodies and the EU). This included a significant submission on the review of the CALF funding scheme, which was a commitment by Government within *Housing for All* to widen the application of the scheme throughout the country.

The ICSH continues to represent the sector as members of Housing Europe (The European Federation of Public, Social and Co-operative national housing federations) 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.

ICSH Building Capacity for Members

The ICSH Education and Training Programme is professionally accredited by the Chartered Institute of Housing (CIH) with bursaries supported by the Housing Agency, which produced 25 graduates in 2022. The ICSH was also involved with other stakeholders, as part of the Housing Training Partnership, examining and developing new education and training initiatives in the housing sector, including housing apprenticeship opportunities. This is a key priority in the continued expansion of the AHB sector in the coming years to have sufficient training, upskilling and personal development opportunities for staff and boards. In addition to this, the ICSH ran a number of shorter continuing professional development seminars (CPDs) both in person and online, which had significant attendance from members and other stakeholders.

The largest event in 2022, undertaken by the ICSH and supported by AIB, was the ICSH Biennial Finance & Development Conference held in Rosses Point in Sligo in October. This was the first in-person large event that the ICSH had undertaken since 2019 and attracted a large attendance of 350 delegates from members and the public and private sectors.

Part of the ICSH role in supporting members and the sector was the continued access to various group schemes. The ICSH Group Insurance Scheme operated through BHP and Allianz involved almost 200 AHB members. In addition, the ICSH Garda Vetting Group scheme for relevant staff, board members and volunteers had over 700 people processed during the year.

Management and Governance

The ICSH Board met on a bi-monthly basis over the year with also regular meetings of the ICSH Audit & Risk Committee. The ICSH Working Groups and ICSH Council met on a quarterly basis. The ICSH Board would like to acknowledge the members of the ICSH Working Groups and Council as well as the ICSH regional meeting attendees on their input throughout the year. This provided an intensive and representative input to various policy positions and operations of the work of the ICSH.

The completion of the ICSH new five-year Strategic Plan 2022-2026, was also a key part of the work of the ICSH Board in 2022. There was extensive consultation and engagement with members and key stakeholders on the completion of this strategy. In particular, and in order to support the production of the ICSH Strategic Plan, the ICSH established a small working group of the ICSH membership to support the development of the Strategic Plan. The Board would like to thank AHB representatives for this work and also Frank Allen for undertaking a consultation process with members and other key stakeholders. This plan, with key strategic priorities, will assist the ICSH and members in charting and leading the direction of the federation over the next five years.

The ICSH Board would like to thank all the ICSH Stakeholders who we have engaged with us over the last year to achieve mutual outcomes and we hope this will continue. In addition, the Board thank ICSH Staff in the ICSH Secretariat for all their work, commitment and expertise in supporting the ICSH Board and members over the last year in a changing environment. Finally, the ICSH Board owes a huge debt of gratitude to Pat Doyle, the outgoing ICSH President for the last five years who, without exception, demonstrated his passionate commitment through his support and time to the ICSH Board as well as the ICSH Council and Audit & Risk Committee and members throughout Ireland

Dr Donal McManus

Chief Executive Officer

AHB Delivery Highlights

AHB delivered almost

5,000

new social and
cost rental homes
in 2022



AHBs delivered
4,479 social homes
in 2022, **44%** of all
social housing delivery



69%

of cost rental housing in 2022
was delivered by AHBs, with
470 homes



The AHB sector collectively
owns and manages more than

55,000

 homes



85%
of AHB social
housing delivery
in 2022 were new
build homes

710

homes for people
with additional needs
were provided by
AHBs in 2022
(twice that of 2021)

176 older person
(age-friendly) homes
were completed in
2022 (three times
as many
as 2021)



81
AHB Mortgage to
Rent (MTR) homes
were completed
in 2022



There were **12** AHB
collaboration initiatives
funded and supported
through the new ICSH
AHB Collaboration
Programme



Housing Association Sector Review 2022

2022 saw the country begin to emerge from the Covid 19 restrictions. The Approved Housing Body (AHB) sector adapted and continued to provide excellent tenant management services and complete the delivery of much needed homes. However, 2022 also saw the beginning of Russia's war in the Ukraine, rapid construction cost inflation, and an increase in interest rates for access to loan finance. In terms of delivery for 2022, social and cost rental housing projects were affected by these wider market and geopolitical conditions.

Therefore, the latter part of 2022 saw the sector working with its partners in the DHLGH to address concerns around the viability of social and cost rental developments. The review of the CALF, promised in *Housing for All*, was brought forward as the sector sought to respond to changed conditions and ensure projects are not lost due to viability issues. As of 2022, the sector is also able to use the inflation co-operation framework for various contracts they are involved with to consider cost increases on a case-by-case basis, which will support projects being completed.



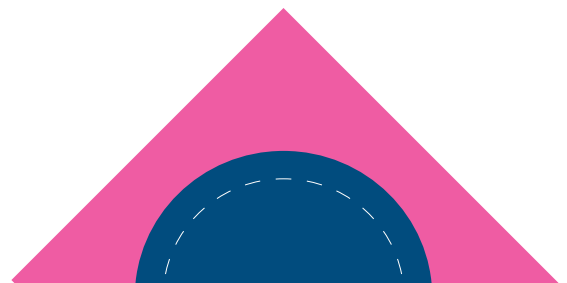
Access to land for AHBs via partnerships with local authorities through the housing delivery action plans will be essential.

Throughout 2022, the ICSH worked closely with its members across a range of key policy areas including:

- A review of the CALF funding model for social housing delivery
- Cost rental delivery by AHBs
- Reviews of adaptation grant schemes and rightsizing options for older people
- AHB collaboration
- Cost of living and energy poverty



A key component of *Housing for All* is the introduction of new delivery action plans by each local authority. These plans were published in late 2022 and contain targets for the delivery of social and affordable housing as well as homes for people with specific needs. AHBs will work in partnership with local authorities to achieve the targets in each area. Access to land is still essential for AHBs in order for the sector to deliver on the *Housing for All* targets of 40-50% of total social housing delivery as well as the cost rental programme.



Influencing Policy in Housing 2022

Supporting Members

Throughout 2022, against the backdrop of rising costs and increasing viability concerns, the ICSH advocated for our members to address these concerns to ensure that homes continued to be delivered. The ICSH worked with DHLGH to amend to the CALF funding model, to ensure that viability concerns were addressed. The ICSH also supported the work of the independent working group on building defects and welcomed the publication of the report. The ICSH will continue to push for sectoral representation on any implementation group established in relation to this report. The ICSH also engaged with key stakeholders on behalf of members and complemented the ongoing engagement with regulatory bodies including the RTB and AHBRA, with engagement with local authorities, the LGMA, Irish Water and many more.

ICSH Policy Activity, Submissions and Stakeholder Briefings in 2022

In 2022, the ICSH made numerous submissions on a range of policy issues important to our members. These included:

- ICSH submission on the rightsizing consultation
- ICSH submission to the Housing Commission on the Right to Housing
- ICSH Pre-Budget Submission 2023
- ICSH submission on the Housing Adaptation Grants
- ICSH submission on Energy Poverty
- ICSH submission to the RAS review
- ICSH submission on the CALF review
- ICSH submission to the Department of Social Protection (DSP) pre budget consultation
- ICSH submission to the Oireachtas Housing Committee on construction costs

Tier 3/HFA Approved Working Group

The Tier 3/HFA Approved Working Group chaired by Brian O’Gorman (Clúid Housing CEO) met monthly throughout 2022 to consider the many issues facing the sector. The range of issues facing Tier 3 AHBs varies from nominations and allocations through to finance and housing delivery. The working group was particularly active on driving responses to tackle viability concerns around funding models for social housing and cost rental housing, the ongoing issues around building defects, and the other legacy issues facing the sector including unsold affordables and unencumbered units.

Development and Supply Working Group

Members returned to in-person meetings in 2022. Delivery and project viability remained the biggest issue for all members of the DSWG. Within this issue, there were a range of specific issues discussed and worked on throughout 2022 including:

- Construction costs increases for CAS, CALF and CREL
- Review of the various funding models considered
- Continuing shortfalls in CAS UCCs and variations across the country remain an issue
- Stakeholder engagement and staff turnover an ongoing concern that can impact delivery timeframes and funding approvals at local level

Finance Working Group

2022 was an exceptionally busy and productive year for the ICSH Finance Working Group. Members of the subgroup attended and worked at numerous meetings, online and in person throughout the year. At the first meeting, the group devised a 2022 workplan, with a core sectoral ambition: the development of the financial vision/road map for the AHB sector.

ICSH PRE-BUDGET SUBMISSION 2023

*Addressing Cost of Living
Challenges Through Housing*



Following a rigorous selection process, the working group awarded the contract and appointed financial consultants to develop a strategic, financial road map which would set out the steps needed to enhance the AHB sector's ambition to be an innovative financially robust independent sustainable sector.

The research undertaken by Campbell Tickell (CT) was completed and launched formally at the ICSH Finance & Development Conference on 19th/20th October in Sligo.

Report findings were influential, featuring as a key note session at the ICSH conference, and have been widely considered by key stakeholders, AHBs, the DHLGH, local authorities and beyond.



CALF Review 2022

This review was front loaded into Q3, because of external pressures and market conditions. There were ongoing concerns about CALF/P&A and the ability to sustain the level of development. A review of CALF has been high on our sector's agenda for several years. Housing associations up and down the country are keenly aware of the challenges faced by the sector in accessing income to build social houses, particularly in rural towns and villages. Members worked closely with the DHLGH testing proposals and financial scenarios that would enhance the viability of schemes. The process of the review was made more complex and time consuming by the unfavourable economic headwinds, particularly rises in construction inflation and interest rates.

A challenging year for AHB Finance Construction Inflation, Interest Rates and Viability

The ICSH Finance working group kept a watching brief on the adverse economic climate and the potential impact on social housing delivery. Early on it was noted that as inflation was rising, new projects viability was being affected and contractors were unwilling to sign-up for fixed price contracts. There was legitimate fear that delivery would slow down and members reported that tenders that had already been submitted were now being withdrawn.

Making schemes viable was being compounded by interest rate increases. This issue impacted both on preconstruction tenders and construction that was already underway, the latter of which was riskier in terms of inflationary pressure. Ongoing discussions took place with the HFA and the Department of Housing, Local Government and Heritage as to how this uplift in price and inflation could be covered to ensure housing supply.

Housing Management and Supported Housing Working Group 2022

In 2022, the renamed working group continued to meet to discuss housing management and supported housing issues. Membership of the group was confirmed in early 2022 to ensure good attendance and representation of a diverse range of AHB housing providers. However, the role of the group changed slightly to reflect the work of the ICSH Disability forum in specifically addressing special needs issues.

This working group noted the impact of increased regulatory obligations in 2022 on their capacity and resources; namely the commencement of the annual registration process with the RTB and roll out of the statutory regulation framework under AHBRA. The Group also discussed and inputted sectoral experience on crucial issues including the cost-of-living crisis and energy poverty, the Ukrainian crisis, the Allocations Protocol, housing adaptation grants, the imminent commencement of the assisted Decision Making (Capacity) Act and associated Decision Support Service and the delay in the implementation of the National Housing Strategy for Disabled People 2022-2027.



Tier 1 Working Group

In 2022, the Tier 1 Working Group continued its input into identifying and examining issues of relevance particularly for smaller community-based housing associations. The Group was chaired by Frank Gunter and continued to meet remotely for the year and 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 lingering 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. Examining the introduction and implementation of statutory regulation was also a key area of focus. Going forward, developing good links between members and collaboration to develop resources will continue to be key to addressing new challenges as they arise, and the group would welcome new members from all over the country. (If you are interested as a tier one board member or employee, please contact the ICSH)

Communications Working Group

The Communications Working Group is made up of communications and policy staff representing a number of ICSH members from all three tiers and, with new communication staff having been employed by many of our AHB members, the group's membership expanded over the course of 2022. The Working Group held several meetings over the course of 2022. Discussion focused on cost rental (including the role of the LDA), retrofitting, the LA delivery action plans and sector language/messaging.

The group produced a joint document aimed at developing a uniform language to describe AHB output (direct build, turnkey, acquisitions etc) and agreed to work together to engage with key local authorities on joint communications on foot of the *Housing for All* Local Authority Delivery Action Plans. The group has also been active in discussing the AHB sector's communications strengths and weakness. These inputs have been very useful in shaping the ICSH Strategic Plan 2022-2026 and the ICSH Communications Plan, which is being developed for 2023.

Disabilities Providers Forum

The Forum, which met three times throughout 2022, provides an opportunity for members to discuss and share ideas and common working practices, that are relevant to providers of specialist housing. It's an informal approach, allowing member organisations to highlight specific day to day areas of both challenging and positive outcomes, for the benefit of the wider group. During 2022, issues discussed included regulation, RAS and rent supplement issues across different local authority areas, engaging with other statutory bodies such as HIQA and HSE, Service Level Agreements, and moving on from Congregated Settings.

As this is a relatively new forum, the ICSH is encouraging specialist groups who are not currently part of the Disabilities Providers Forum, to consider joining the group. Existing members are finding the group invaluable as a platform to discuss with other organisations areas of mutual interest and benefit.

Defective Concrete Blocks Working Group

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. Defective concrete blocks continue to affect a minority of members and stock in our sector, appearing to be confined to a small number of AHBs operating in a limited geographical area, in the Northwest region of the country. While proportionately small, the issues that result as a consequence of defective concrete blocks require appropriate remediation now and into the future.



The Remediation of Dwellings Damaged by the Use of Defective Concrete Blocks Act (July 2022) gives legislative underpinning to a series of measures to improve and enhance the scheme as agreed by Government on 30 November 2021. Included as part of these improvements, the Minister may, with Government approval, extend the scheme to additional counties, where the evidence supports such an extension. Any consideration of an extension to the Defective Concrete Blocks Grants Scheme would, in the first instance, require the relevant local authority to conduct the same rigorous analysis as that was carried out in Donegal, Mayo, Clare and Limerick. The Minister will, by regulation, introduce a parallel scheme for local authority and Approved Housing Body owned social homes with similar funding arrangements to that available under the enhanced scheme for private homeowners. The DHLGH has agreed with Donegal County Council to run a pilot scheme on thirty to forty local authority homes which are impacted and currently vacant. The DHLGH is also in discussion with a Donegal based Approved Housing Body to seek to involve homes from the AHB sector in the pilot. To date, the pilot has not been initiated but communication is ongoing.

Representing and Promoting the Sector

- Minister for Housing High Level Group on Housing Delivery
- High level Group on Affordable Housing Delivery
- 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 Stakeholders Group
- Dublin Regional Homeless Executive
- Housing Agency Board and Chair of the Advisory Panel to the Board Supply and Affordability
- Housing Training Network
- HSE CHO7 Community Living Implementation Group
- Community and Voluntary Pillar
- C&V Bilateral group with Dept. of Health
- Implementation Monitoring Group NHSDP
- Age Friendly NGO Forum
- Galway Social Housing Taskforce, Cork City and County AHB/LA Forum, AHB Services Unit Working Group

European Bodies

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



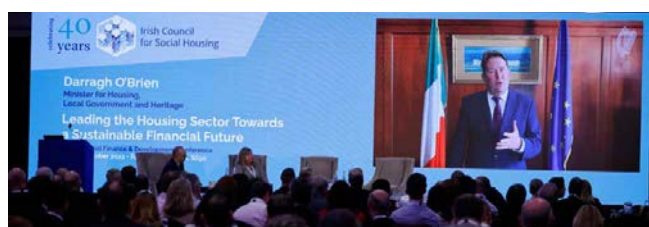
Services to Members 2022

ICSH Biennial Finance & Development Conference 2022

The 2022 ICSH Finance and Development Conference, supported by AIB, was held in the Radisson Hotel in Sligo on October 19th and 20th. This was the first conference that was held in person since 2019. The 2022 event allowed for delegates to meet and network, which has always been a vital element of our conferences. The conference was our most well-attended to date with over 350 delegates in attendance over the two days, from approved housing body staff and board members, local authority officers and elected members, government department officials and representatives from the wider community and voluntary sector as well as finance professionals.

The conference was opened by ICSH President, Pat Doyle, who emphasised the importance of all sectors and stakeholders working together to solve the housing challenges facing the country. This was followed by a video address by Minister Darragh O'Brien who highlighted that approved housing bodies are key players in developing social inclusion and delivering housing for the most vulnerable groups in society. He also spoke of the impact of new forms of delivery such as cost rental and mortgage to rent and the new regulatory landscape that AHBs are operating in through AHBRA.

Five full sessions and three breakout parallel sessions delved into social and affordable development opportunities, revitalising, renewing and retrofitting, ESG and institutional investment, financial sustainability, construction innovation, social inclusion, AHB collaboration, supported housing and Universal Design. Closing the conference, ICSH CEO Donal McManus summed up the huge learnings from the conference and flagged AHB sector 'mutual and multi accountability', highlighting that in-person conferences help develop the shared solutions that are needed to meet the housing challenges we are all dealing with.



Video address by Minister Darragh O'Brien at the ICSH Biennial Finance & Development Conference 2022

Conference presentations are available to download at icsh.ie

Group Insurance Scheme

For almost 20 years now, the ICSH Group Insurance Scheme has been providing excellent value insurance coverage to our members. The scheme has been administered by BHP Insurance and underwritten by Allianz and it provides comprehensive levels of cover and competitive pricing for members. The scheme is tailored specifically for the approved housing body sector and it covers the wide range of activities and services provided by AHBs. New and emerging risks to the sector are monitored and included in policies where necessary. We hosted a webinar on one of these issues in 2022 in relation to the topic of cyber security which, among other things, looked at how insurance can help protect against some cyber risks. The scheme continues to go from strength to strength and in 2022, 194 ICSH members were signed up to the ICSH Group Insurance Scheme.

Garda Vetting

Since 2010, the ICSH has been providing a Garda vetting service to members for their staff or volunteers since 2010. Thousands of housing practitioners have been vetted by the ICSH since then and in 2022, we vetted 720 applicants. We also held an information webinar on this topic for members, outlining the legislation underpinning this service and how it impacts on which roles can and should be vetted. Vetting can be a vital element in safeguarding for vulnerable tenants and is a legal requirement for certain roles. The ICSH is proud to keep assisting members with this through a streamlined process and quick turnaround times.

Education and Training

Providing a comprehensive education and training service is a core objective of the ICSH and we aim to achieve this through the provision of a dedicated Certificate in Housing programme as well as a varied and dynamic range of seminars and webinars on current issues.

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

The ICSH delivery of the CIH Certificate in Housing course continued to go from strength to strength and in 2022 for the first time we had two separate classes undertaking the course. 33 students from approved housing bodies, local authorities and the private sector took part in this challenging course with modules in housing policy, housing management, housing law, finance, housing need and demand as well as a final reflective module on professional skills required in housing. We would like to congratulate these students for successfully completing their studies and hope it helps them in a challenging and rewarding career in housing.



Seminars

In 2022, the ICSH hosted a broad range of webinars and seminars aimed at housing management, development, finance, administration and support staff. Over 1,400 delegates attended these events which focused on topics such as cyber security, retrofitting, the Code of Practice for allocations, the Capital Assistance Scheme, Office of Government Procurement frameworks, collaboration, the Housing Manual and a series of introductory webinars designed to give new recruits to the AHB sector an overview of key policy, legal, finance and regulatory issues.

These events continue to prove popular and we look forward to continuing to upskill staff and volunteers from our member AHBs and further afield into the future.

ICSH AGM 2022

The ICSH AGM was held online on 27th April 2022 with close to 100 people in attendance online. The AGM opened with an address from Minister Darragh O'Brien, who noted the numerous challenges that have impacted on housing delivery. He flagged the 20,433 new homes delivered in 2021, 9183 of which were new social homes (+17% on 2020). He also spoke about the challenges we face as we welcome the large number of Ukrainian refugees seeking safety in Ireland, stressing that measures to alleviate housing pressure on foot of the Ukrainian refugee influx were in addition to *Housing for All* measures.

Launching the Annual Report 2021, ICSH Chairperson, Pat Doyle, flagged key developments in 2021, including cost rental schemes by Respond, Tuath and Clúid Housing, as well as Fold Housing's New Dolphin Park (shortlisted for the European Responsible Housing Awards). ICSH CEO, Donal McManus, identified the importance of the ongoing collaboration work to support members seeking to collaborate and partner with other ICSH member AHBs (such as mergers and shared services) and Vice-Chair Tina Donaghy noted, in particular, the importance of the ICSH conference as a key in-person networking/knowledge sharing event for AHB members.



ICSH Annual Report 2021

ICSH Strategic Plan 2022-2026

The ICSH launched the Strategic Plan 2022-2026 alongside the Housing Association Activity Report 2021 launch on 29 June 2022. The five-year Plan, which is clear and concise, provides direction to the ICSH in supporting the role of members in a rapidly evolving housing environment with a particular focus on what the sector needs to achieve by 2026. The sector is ambitious and committed to working with our partners to deliver our targets and supporting the implementation of *Housing for All*. However, there are some key challenges on the horizon.

Launching the ICSH Strategic Plan 2022-2026, Pat Doyle (ICSH President, CEO Peter McVerry Trust) highlighted the sector's vision to meet the needs of diverse households across Ireland. Developing sustainable national programmes for homeless individuals, as well as supports for older and disabled people, is one of the key objectives in the ICSH AHB Sector Strategic Plan. The ICSH would like to thank members of the Strategic Plan Working Group for their unstinting commitment. Members included Pat Doyle, Niamh Randall, Aidan Culhane, Frank Gunter, Eiméar O'Hagan and Gavin Reid.



ICSH Strategic Plan 22-26 | Strategic Plan Launch 2022

Housing Association Activity Report 2021

The ICSH Activity Report 2021, launched alongside the ICSH Strategic Plan 2022-2026 on 29th June 2022, pointed to an increase in activity by AHBs in the sector despite the challenges from emerging out of Covid, and a number of supply chain and inflationary issues over the previous year. 3,792 new AHB homes in total were delivered in 2021. This 14% increase in delivery of social rented homes provided by AHBs in 2021 was an important rebound in delivery for the sector, together with the new cost rental homes that a number of AHBs have focused on.



AHB Delivery 2021

Pat Doyle, ICSH President and CEO Peter McVerry Trust said that the organisation was particularly proud of the AHB sector's role in supporting tenants with special or additional needs, as well as the part played by Peter McVerry Trust in the provision and support of the 756 Housing First tenancies identified in the activity report. Tina Donaghy, ICSH Vice-President and Director of Development Fold Housing, said inflationary pressures, coupled with sectoral specific construction material supply issues and labour force shortages looked set to become medium-term issues rather than short term concerns. Tina asserted that the sector will continue to rise to these challenges and deliver homes for those who so desperately need them.



Regional Meetings 2022

The ICSH hosted a round of in-person and online regional meetings (via Zoom) over the course of May 2022. The in-person meetings were held in Kilkenny, and Mayo. Our Kilkenny meeting on 10th May was well attended. Discussion was very much focused on regulation (RTB, AHBRA and the Charities Regulator). The Mayo meeting included inputs from the RTB and Aidan O'Reilly and Pat Leonard from the Department of Housing. Alma Gallagher from ICSH member Clár I.C.H CLG also talked about their retrofitting journey. Presentations from the regional meetings are available to download on www.icsih.ie as member-only resources.



Kilkenny Regional Meeting

AHB Collaboration Programme

As the national federation for all AHBs, the ICSH is keen to support both AHBs who wish to remain independent (for example through housing and organisational development advice and support) and also those who wish to collaborate going forward to develop new solutions to local issues. In 2022 Kevin Ryan began his role as Collaboration Manager, with the new ICSH Strategic Plan specifically acknowledging the growing challenges within the sector and targeting resources to support members on this.

The work builds on the recommendation of the Collaboration Working Group which was a predecessor to this. The ICSH worked with the DHLGH throughout 2022 to further develop the AHB Collaboration Programme, a new specifically designated programme aimed at supporting the progression of collaboration and consolidation initiatives in the AHB sector. The programme consists of dedicated project management advice and support through the ICSH Collaboration Manager as well as a designated fund to support projects which is administered by the ICSH using funds received under *Housing for All*. This fund is designed to support projects where two or more AHBs come together in order to progress a consolidation or restructuring initiative.

Social Housing in Mixed Tenure Communities

Social Housing in Mixed Tenure Communities, commissioned by the Irish Council for Social Housing (ICSH) and the Housing Agency and carried out by Professor Michelle Norris, Dr. Aideen Hayden, Dr Angela Palmer and Eleanor McMahon of UCD, was launched in March 2022.

There has been a marked growth of mixed tenure developments, particularly in recent years, having increased from 20% to 80% of properties owned or managed by AHBs over the past 20 years. This policy of mixing different groups, favoured by government since the 1990s, is credited with breaking down social stigma and providing better outcomes for neighbourhoods. This timely research looked to establish an evidence-based understanding of the reasons why clustered or dispersed settings are chosen. It also sought to make recommendations for policy. The report documents widespread support among all groups interviewed including private and social residents for mixing tenures. However, interviewees emphasised that it was important that developments be tenure blind. Factors leading to an emphasis on clustering of social housing include issues of management and maintenance - in particular AHBs seeking to control costs. A significant finding from the research is that social housing also plays an important role in underpinning the financial viability of market housing provision in mixed tenure estates. The role of the larger AHBs is also changing and the introduction of cost rental housing is an opportunity to engage in larger developments with a greater tenure mix. These and other issues are reviewed in the wider report, which also makes suggestions for changes in housing practice and policy.



ICSH Social Housing Mixed Tenure Communities Report

ICSH Celebrates 40-Year Anniversary

The ICSH invited members to celebrate our 40th anniversary at an event in the Alex Hotel, Fenian Street, Dublin on the December 12th 2022 at which we launched our 40-year commemorative publication and an accompanying video. The informal event was an opportunity to meet with colleagues and reflect on the AHB sector's great achievements over the past decades. ICSH CEO, Donal McManus marked the 40-year anniversary with just such a reflection. Donal started working for the ICSH in 1995 and has witnessed significant changes in the sector over the years. Donal's introduction was followed by an address from Pat Doyle, ICSH President and Chief Executive of the Peter McVerry Trust. Pat welcomed all those who attended, in particular the three founding members who also offered their perspectives on the evolution of the sector and the challenges ahead.



40 Year Publication Launch

The three ICSH founders are Fred Stephens (formerly the Iveagh Trust), Bernard Thompson (formerly NABCO now Cooperative Housing Ireland) and Dick Shannon (formerly National Simon, now Simon Communities); All three participated in our 40-year commemorative video. The video is available to watch here: <https://youtu.be/2u7E0gtPiOo>



40 Year Video Recording

The Irish Council for Social Housing (ICSH), first established as the Housing Centre in 1982, has witnessed the housing association/approved housing body sector grow from a few thousand homes in the early 1980s to almost 55,000 owned and managed by the sector in 2022. ICSH was established by far sighted representatives of non-profit voluntary housing and co-operative associations to provide an additional public housing option for households in need of housing throughout Ireland. Our 40-year publication tracks the evolution of the Irish Council for Social Housing and the expansion of our member approved housing bodies, decade-by-decade, from 1982-2022.



ICSH 40 Years

Impactful Communications 2022

2022 media engagement included good broadcast and print coverage of our mixed tenure report launch, widescale pick-up of the AHB sector's 2021 delivery highlighted in the 2021 Activity Report, ICSH Budget 2023 commentary and a number of national and regional pieces on our 2022 conference.



Alice Howard, Fold Housing tenant, interviewed by RTE on the occasion of the launch of the Social Housing in Mixed Tenure Communities Report on 31st March 2022



ICSH Newsletter A/W 2022 | Newsletter Summer 2022

2022 continued the 2020-2021 trend of delivering more remote training/education webinar programmes to members. Monthly eBulletins, an effective and user-friendly website, digital media platforms, as well our regular newsletter ensured the ICSH continued to promote widely the ongoing work of our member AHBs.

Financial Planning Report for Retrofitting AHB stock

The ICSH commissioned a financial planning report for retrofitting AHB stock in association with South East Energy Agency in 2021 and this was updated in 2022. The report provides an updated cost analysis to highlight the costs associated with delivering a retrofit of 500 units to the minimum B2 Building energy rating, based on current government obligations. The model uses grant funding of 50%, 70% and 90%, with the key variables used in the cost model. The following highlights the key revisions included from the initial report completed in Q2 of 2021:

- Estimated cost per m2 of domestic retrofit increased from €400/m2 to €580/m2, based on recent completed projects by South East Energy Agency in 2021-2022, current market rates provided from relevant stakeholders and one-stop shop providers and competent retrofit SEAI registered contractors following numerous discussions and internal workshops.
- Increase in avoided energy cost from €300/yr. to €375/yr., based on the significant increase in the current domestic utility process (CRU, 2022).
- Carbon tax increase from €191-€200.



Member Activity 2022

2022 marked 40 years of The Irish Council for Social Housing. Initially known as the 'Housing Centre', it was established as the housing federation to promote the development of good quality social housing in Ireland as a vital social service and to act as a representative and promotional body for non-profit, voluntary and cooperative housing groups.

At the time, 74 organisations were on the Department of the Environment's list of approved housing bodies, with approximately 2,000 homes in the sector. In 2022, the ICSH had 273 members providing housing and services throughout the country, catering for a range of housing needs, with more than 55,000 homes in AHB ownership and management.

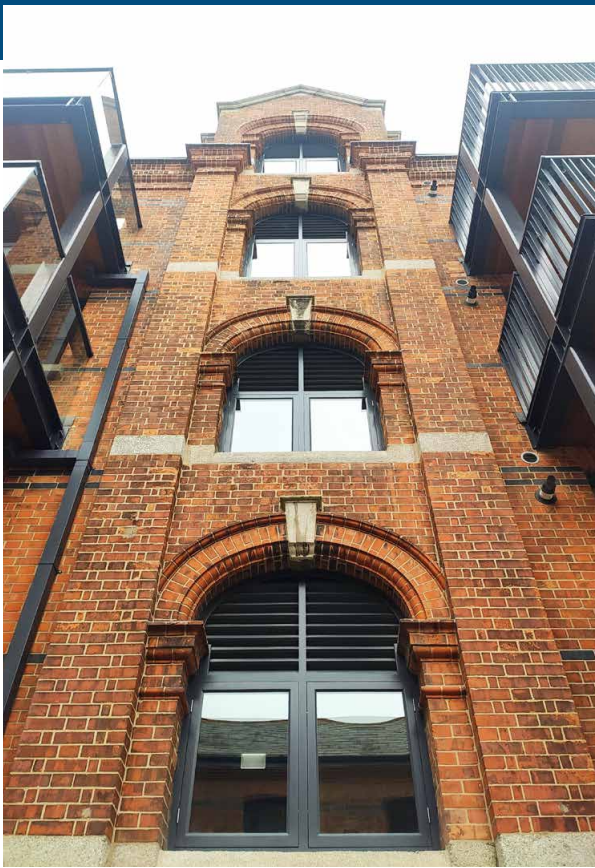
Our members have a long-term commitment to the communities they operate in, providing housing to families on a low income, older people, disabled people and households experiencing homelessness. Despite 2022 being a year of turbulent market conditions, 4,949 new AHB homes were made available to households on the social housing waiting list and through the cost rental programme, a sector record, and evidence of our member AHBs' resilience and commitment to providing affordable housing solutions throughout Ireland.



New Circle VHA tenants receive their keys at Mount Neil, Co. Waterford

Sustainable Homes for Sustainable Communities – Restoring, Regenerating, Reusing

Ellis Court is one of Ireland’s first social housing schemes. Designed in 1885 by Daniel J. Freeman on behalf of Dublin Corporation, the building would remain in use for social housing purposes up until 2005, when severe fire damage meant it had to be vacated. The building has now been restored to its former use as part of a collaborative project between **Tuath Housing**, Dublin City Council and the Department of Housing. The project saw the building undergo major restoration works that has retained most of the structure’s historical integrity, while successfully converting it to modern residential accommodation. The approved plans for the refurbishment included the building of a new extension, with the overall development consisting of 19 apartments (six one-bed and 13 two-bed homes) and three townhouses (two two-bed and one three-bed homes).



‘An Teach Mór’ Indreabhán was opened in April 2022 by our Galway Gaeltacht member **Tearmann Éanna**. This restoration project was funded through the CAS scheme and administered by Galway County Council, on behalf of the Department of Housing, Local Government and Heritage. Substantial renovation and refurbishment work was carried out on the former Teach an Phosta, with the support of the Department of Housing and Galway County Council. The unit now consists of four apartments, provided as long-term rental housing Units to persons who are on the Galway County Council housing waiting list.



Park West Plaza, a former office block which lay vacant for over 20 years, underwent a major redevelopment which included the conversion of two four-storey office blocks into a five-storey development with 86 apartments. The office complex, home to more than 200 people, is the result of a €26 million redevelopment undertaken by Harcourt Developments on behalf of **Tuath Housing**. The new homes were funded via a mix of Capital Advanced Leasing Facility (CALF) and Capital Assistance Scheme (CAS) funding from the Department of Housing, Local Government & Heritage. Private finance was secured through AIB's Social Investment Fund.



The project at **Fold Housing Dolphin's Barn, Dublin 8** is a community focused housing development comprising of 43 sheltered apartments wrapped around a landscaped courtyard. The project has a community centre on ground floor and ancillary accommodation to serve the wider community in Rialto, Dublin. The entire development is fully designed to the latest Universal Design guidelines and has the needs of older residents fully considered with automated door entry and lifts to upper floors that will allow the residents to age-in-place.

Supported, Independent and Rightsizing Housing Solutions

Launched by **North & East Housing Association (NEHA)** in late 2022, this development at **Colliers Place, Abbey Road, Duleek** comprises 18 one-bed and four two-bed bungalows that have been specially designed for older tenants and those with limited mobility. These A-rated homes were delivered in partnership with Meath County Council, the Housing Finance Agency (HFA) and the Department of Housing, Local Government & Heritage. NEHA is an Approved Housing Body which now manages a portfolio of 716 houses across 11 local authority areas in the east of the country.



Handing over keys in Lakeview to new tenant Mr Piotr Lipinski

Lakeview, Carrickmacross, Co. Monaghan from **North & East Housing Association (NEHA)** 12 A-rated homes with universal access design delivered in partnership with Monaghan County Council, the Housing Finance Agency (HFA) and the Department of Housing, Local Government and Heritage.



This four-bedroom detached house in **Glenageary Dublin** was generously donated to **St John of God Housing Association** by the parents of one of the occupants and has recently been upgraded and resourced with the support of the Department of Housing, Dun Laoghaire Rathdown County Council and the HSE, to meet the individual needs of its four new residents.



Minister for Disabilities, Anne Rabbitte TD with residents of the Gleangear home



Minister Darragh O'Brien launching Fold Housing's Captain's Place

Launched by **Fold Housing** in May 2022, **St Agnes, Captain's Place, Crumlin**, Dublin 12, consists of 103 units for over 55s and is Ireland's largest purpose-built older persons housing complex. All the apartments have a superior level energy rating and individual winter gardens that offer residents safe outdoor private space. The entire development is fully designed to the latest Universal Design guidelines. Each apartment also features the latest technology from Radius Connect 24.



Clann, a division of **Clúid Housing**, is an age friendly housing and service provider for people over the age of 55. Ireland has an ageing population and demand for right-size, age-appropriate homes is set to increase. Clann's primary goal is to support residents to continue to live independently in their own homes and communities for as long as possible, and are providing 'rightsizing' homes in two new housing schemes at **Abbey Square and Saints Walk**, both of which are located in **Mungret Gate, Limerick**.

Supporting Middle Income Households – AHB Cost Rental Homes

The Minister for Housing, Local Government and Heritage Darragh O’Brien TD officially opened Ireland’s first purpose built cost rental homes in April 2022. The scheme of 155 homes (50 cost rental and 105 social housing) is delivered by **Respond and Tuath Approved Housing Bodies** in partnership with Dun Laoghaire Rathdown Council, the Department of Housing, Local Government and Heritage, the Housing Agency and the Housing Finance Agency. ‘Woodside’ in Stepside (Dublin) is a unique development. The homes are managed by Respond and Tuath Housing. The homes are a mix of one-, two- and three-bedroom properties. All of the 50 Cost Rental homes are two-bedroom apartments. The Cost Rental apartments are let at a monthly rent of €1,200, a significant reduction when compared to market rents for 2-bedroom apartments in this location. The rent charged to tenants will cover the cost of delivering, managing and maintaining these homes and will not be driven by market movements.



Cormac Devlin TD, former chair of Tuath Housing Daragh O’Sullivan, Minister for Housing Local Government and Heritage, Darragh O’Brien, Josepha Madigan TD, Lord Mayor Caroline Conroy and other officials launching ‘Woodside’ in Stepside

74 cost rental homes were delivered by **Tuath Housing** in 2022 at **Kilcarbery in Clondalkin**. The rents are set at €1,025 for a one-bed apartment and €1,229 for a two-bed apartment, at a discount of more than 33% on current rental levels for the area. All 74 properties have been allocated to tenants eligible for cost rental accommodation using a lottery system run on Tuath's website. Kilcarbery Grange is a new development which, upon completion, will consist of more than 1,000 'A' rated energy efficient new homes. This development represents the first truly mixed tenure Strategic Housing Development implemented by South Dublin County Council, which on completion will provide social, cost rental, affordable for sale, private rental and owner-occupied accommodation.



Tuath Housing launched 44 one- and two-bedroom apartments at **Parklands, Citywest**. The Parklands development in Citywest is a mixed tenure development which will comprise of 1,010 homes on completion. A significant number of homes have already been completed and have been sold to individual purchasers and first-time buyers.



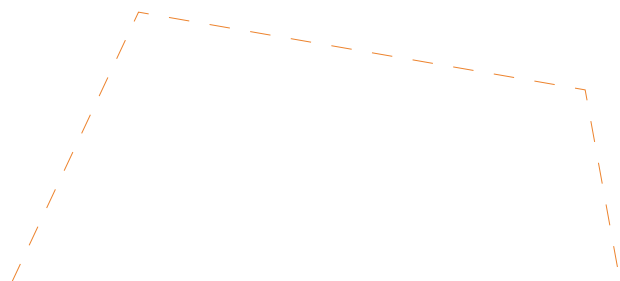
Bernardo Mba Mabaha, partner Teresa Ebang and daughter on the balcony of their new cost-rental apartment in Parklands, West Dublin.

Photograph: Laura Hutton



Cork City's first Cost Rental Homes were launched in October 2022. **Clúid Housing's Lancaster Gate** at **Lancaster Quay**, is a mixed tenure community, comprising of 88 apartments, 73 of which are Cost Rental homes. The homes are one-, and two-bedroom properties. Monthly rent for Clúid's Lancaster Gate homes are circa 45% below local market rates, with one-bed apartments renting for €990 per month and two-bed apartments renting for €1,100 per calendar month.

Clúid Housing opened applications in October for 22 new three-bed cost rental homes in **Effernock, Co. Meath**. These homes are rented at €1,350 per calendar month – around 31% below local market rates. The 22 new homes were purchased by Clúid Housing from homebuilder Glenveagh.



Supporting and Building Diverse Communities

The **Housing Association for Integrated Living (HAIL)** was founded in 1985. HAIL's mission is to provide housing primarily to those with mental health difficulties, to integrate and live independent lives in the community.



HAIL tenants enjoying Neighbour's Day 2022

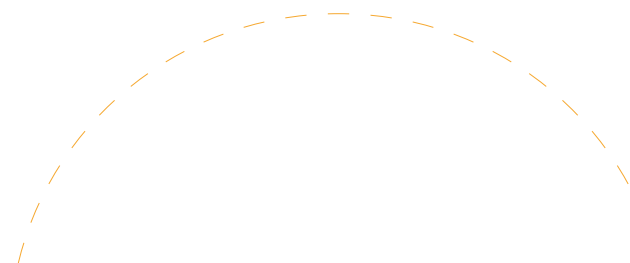


Peter McVerry Trust showcased its first Show Garden at Ireland's largest gardening festival. 'Pathways to Home' is designed to represent the journey from homelessness and sleeping rough to living in a safe and secure home. The garden was designed by Seán O'Malley and Oisín Griffin of Griffin Landscape Architecture and is delivered in partnership with the **Housing Agency**.



CEO of Thurles Lions Trust Housing Association, John McCormack

Thurles Lions Trust Housing Association runs temporary **emergency transitional accommodation** at the Moycarkey Borris Community and Sports Centre in Littleton. The facility sleeps up to 60 people on camp beds in a hall while they wait for more suitable accommodation to be sourced for them. There is a fully fitted kitchen and meals are provided daily by volunteers. Refugees stay a maximum of four nights before moving on to more permanent alternative accommodation. The Trust also offered Tipperary County Council a town centre site in Thurles to build up to 25 modular homes for Ukrainian refugees.



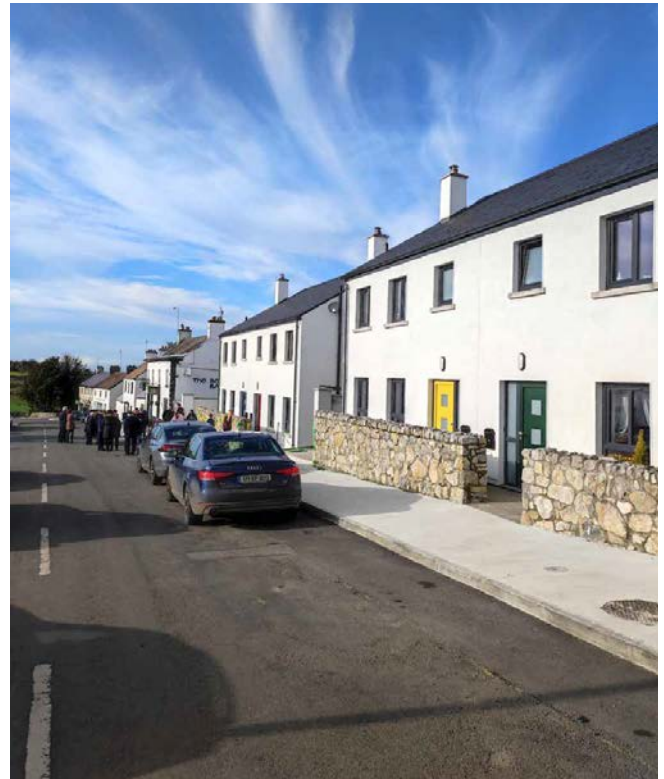
Providing Homes for Households Big and Small

A mix of one- two- and three-bedroom apartments, **St Doulaghs Oaks, Carrs Lane**, Malahide Road, includes 59 new lifetime homes for **Respond** tenants. The homes have been funded by a combination of private finance from the Housing Finance Agency and a loan from the Department of Housing, Local Government and Heritage. The development of 59 homes is within a mature tree lined site. Photovoltaic (PV) panels on the roof, green roof structures and heat recovery heating units combine to ensure lower energy usage in these homes. All of the homes in St Doulagh's Oaks have BER A2 rating.

Samantha, Respond tenant of St Doulaghs Oaks:
"My family and I are quite honoured to move into such a wonderful new home. As a student studying architecture, I also have the privilege of appreciating such a beautiful project. Living in such an amazing exemplar is a motivator for me as a student and is something I draw inspiration from."



Mid Offaly Housing Association officially opened their new social housing development "**Rath Ciaragain**", **Mountbolus** in November 2022. The four-home general needs development in the heart of the village is an excellent example of rural revitalisation in action based on the work of the local voluntary committee.





65 social houses in **Ladyswell, Mulhuddart, Dublin 15** were launched by **Clúid Housing** in 2022. The development, a mix of 43, two-, three- and four-bedroom houses and 22 one and two-bed apartments, provides high-quality, long-term homes for households on Fingal County Council’s housing list. The new estate also includes **22 dedicated age-friendly homes** which will be managed by **Clann**, Clúid’s service for older people. Clann’s primary goal is to support residents to continue living independently in their own homes and communities for as long as possible.

Westview, Ballincollig, Cork, includes 44 new lifetime homes for **Respond** tenants and is a mix of apartments, townhouses and duplex homes, all with private open spaces. The homes have been funded by a combination of private finance from the Housing Finance Agency and a loan from the Department of Housing, Local Government and Heritage. 124 tenants (65 adults and 59 children) have moved into these 44 new homes.



Circle Voluntary Housing Association opened 57 social homes at **Butterfield, Mount Neil, Co. Waterford** in February 2022. A two-phased development, these homes are built and completed to the Nearly Zero Energy Building (NZEB) standards. The homes are comprised of one two-bed bungalow, 50 three-bed semi-detached houses and six four-bed semi-detached houses.



Clúid Housing completed phase 1 of **Dúiche Roden, Demesne Road, Dundalk, Co. Louth** at the end of 2022. These 47 A-rated homes will provide two-, three- and four-bedroom homes for local people in housing need. The development is on a former brownfield industrial site at Ice House Hill in Dundalk.



ICSH Governance 2022

ICSH Board Meeting Attendance Record 2022

Name	Organisation	19-Jan	9-March	8-June	31-Aug	9-Nov	14-Dec
Dan Boyle	Carbery Housing Association	✓	✓	✓	✓	✓	✓
Pat Doyle	Peter McVerry Trust	✓	✓	✓	A	✓	✓
Tina Donaghy	Fold Ireland	✓	✓	✓	✓	✓	✓
James Roche	Western Care	✓	✓	✓	✓	✓	✓
Gene Clayton	Dublin Simon Community	✓	✓	✓	A	✓	✓
Tim Crowley	O'Cualann Co-Housing Alliance	✓	A	✓	✓	✓	NA
Geoff Corcoran	Sophia Housing	✓	✓	✓	Resigned *		
John Hannigan	Circle VHA	A	A	A	✓	A	NA
Martin Loughran	Tuath Housing	✓	✓	✓	✓	A	✓
Jan Mingle	Focus Housing Association	✓	✓	✓	✓	✓	✓
Niamh Randall	Respond	✓	✓	A	A	A	✓
Oliver O'Loughlin	Consulting Engineer	A	✓	✓	✓	✓	✓
Will Chambre	Public Affairs Consultant	✓	A	✓	✓	✓	✓

✓ - Present A - Apologies a - Non Attendance

*At the December 2022 Board meeting, it was agreed to ask Eimear O'Hagan from Hail to join the ICSH Board. As per elections in 2021, she was the next elected representative in line to replace Geoff Corcoran, from Sophia Housing, after his resignation.

ICSH Council Meeting Attendance Record 2022

Council Attendance 2022

Name	Organisation	2-Feb	4-May	1-Jun	2-Nov
Dan Boyle	Carbery Housing Association	✓	✓	✓	✓
Nuala Delaney Whelan	Ballycastle Housing Association	✓	✓	A	NA
Frank Gunter	Inagh Housing Association	NA	✓	✓	✓
Teague McFadden	Ardara Sheltered Housing Association	✓	A	✓	NA
James Roche	Western Care	✓	✓	A	A
Gene Clayton	Dublin Simon Community	✓	A	✓	✓
Tim Crowley	O'Cualann Co-Housing Alliance	✓	✓	✓	NA
Phillip Morrison-Gale	Camphill Communities Ireland	✓	✓	✓	NA
John Joe Higgins	Peter Triest Association CLG	✓	✓	✓	✓
Naoimh O'Brien	Foscadh Housing Association	✓	✓	✓	NA
Geoff Corcoran	Sophia Housing	✓	✓	✓	NA
Tina Donaghy	Fold Ireland	✓	✓	✓	A
Pat Doyle	Peter McVerry Trust	✓	✓	✓	✓
Eimear O'Hagan	HAIL	✓	✓	A	NA
Aidan Culhane	The Iveagh Trust	✓	✓	✓	✓
John Hannigan	Circle VHA	✓	✓	✓	A
Martin Loughran	Tuath Housing	✓	✓	A	✓
Jan Mingle	Focus Housing Association	A	A	✓	✓
Niamh Randall	Respond	A	✓	✓	✓

✓ - Present A - Apologies a - Non Attendance

Independent Auditors' Report

to the Members of the Irish Council for Social Housing

Opinion

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 2022, 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 statement in Irish law and accounting standards issued by the Financial reporting Council including FRS 102 'The Financial 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 2022 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.

Basis for Opinion

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.

Michael Nolan

for and on behalf of Grant Thornton Chartered Accountants
& Statutory Audit Firm

Cork

Date: 06/03/2023

Directors' Responsibilities Statement

For the financial year ended 31 December 2022

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 Rocke (Treasurer)
Director

Date: 06/03/2023

Statement of Financial Position

As at 31 December 2022

		2022		2021	
	Note	€	€	€	€
Fixed assets					
Tangible fixed assets	8		23,398		28,719
			<u>23,398</u>		<u>28,719</u>
Current assets					
Debtors: amounts falling due within one year	9	76,047		5,784	
Cash at bank and in hand	10	902,174		908,562	
				<u>914,346</u>	
Current liabilities					
Creditors: amounts falling due within one year				<u>(116,025)</u>	
Net current assets			<u>876,272</u>		<u>798,321</u>
Total assets less current liabilities			<u>899,670</u>		<u>827,040</u>
Net assets			<u>899,670</u>		<u>827,040</u>
Capital and Reserves					
Profit and loss account			899,670		827,040
Total reserves			<u>899,670</u>		<u>827,040</u>

These financial statements have been prepared in accordance with the small companies regime.

These financial statements have been prepared in accordance with the provision applicable to companies subject to the small companies' regime and in accordance with the provision of FRS 102 Section 1A for small entities.

The financial statements were approved and authorised for issue by the board

Patrick Doyle (Chairperson)
Director

James Roche (Treasurer)
Director

Date: 6/03/2023

Schedule to the Detailed Accounts

For the financial year ended 31 December 2022

Income

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

	2022 €	2021 €
Grant-in-aid	565,000	565,000
Affiliation fees	289,080	255,035
Deferred grant income released	6,963	98,576
Pobal SSNO *	47,751	53,917
Sponsorships/ donations	48,368	49,700
C&V Social partnership**	30,144	30,144
Other income	3,833	29,926
Education and training programme fees	27,116	27,056
Seminars and conferences	118,990	21,346
Sales/service/ consultancy	44,264	15,195
Deferred training fees released	23,424	13,894
Collaboration Programme****	192,058	
	1,396,991	1,159,789

Administration expenses

Part Salary Compliance Officer/C&V Pillar	30,144	30,144
Part Salary Development Officer/Capacity Building Co-Ordinator/POBAL	47,751	53,917
Staff salaries	542,355	497,787
Employer's PRSI	69,384	60,813
Staff pension costs - defined contribution schemes	24,535	27,812
Meetings, travel and subsistence	17,762	16,172
Research and consultancy	33,890	115,282
Printing and stationery	9,774	9,618
Communications	31,382	11,297
General office expenses	26,023	25,583
Advertising and promotion	15,709	3,492
Legal and professional	3,980	5,344
Auditor's remuneration	9,448	8,922
Bank charges	428	687
Bad debts	(83)	495
Rent - operating leases	75,000	75,000
Insurances	18,001	15,425
IT and other service contracts	6,420	7,739
Depreciation - fixtures and fittings	11,965	8,072
Depreciation - leasehold improvements		13,053
Planned maintenance expenditure	8,632	
Education and Training costs	44,522	20,141
ICSH Affiliation costs	7,750	7,500
Conference and seminars	82,084	11,828
Utilities	7,584	6,169
Collaboration Programme	192,058	
Regional/ County meetings expense	7,863	
	1,324,361	1,032,292

Schedule to the Detailed Accounts (continued)

***Department of Housing, Local Government and Heritage - Grant in Aid** The work of the ICSH is part supported by Grant in Aid from Department of Housing, Local Government and Heritage. The ICSH Business Work Plan and projected outcomes includes a work programme that is aligned to Government housing objectives. The grant-in-aid support in 2022 to the ICSH benefited a wide range of individual approved housing bodies involved in the development, management and regulation of social rented housing. The key work streams include a number of areas structured to enhance the capacity of the sector and reflect the repositioning of the sector's role to provide new types of housing and comply with statutory regulatory requirements. One of the outcomes from support through Department grant-in-aid, is assisting the ICSH with greater coordination in the delivery and management of social housing within the sector.

****POBAL SSNO 2019-22 and SSNO 2022-2025** The work of the ICSH is part-supported by Scheme to Support National Organisations in the Community and Voluntary Sector, which is administered by Pobal. ICSH received grants under the scheme amounting to €47,751 in 2022 (2021: €53,917) towards the salary payment of the ICSH Housing Development Officer and Building Capacity Co-ordinator. There was no deferred income at the end of the financial year (2021: €NIL)

*****C&V Pillar** As part of the Funding Scheme for Members of the Community and Voluntary Partnership, the ICSH received a Social Partnership Grant of €30,144 in 2022 (2021: €30,144) towards the salary payment of the ICSH Social Partnership Dialogue Co-ordinator. There was no deferred income at the end of the financial year (2021: €NIL).

******Department of Housing, Local Government and Heritage - Collaboration Programme** Collaboration Fund was newly established in 2022 with funding from Department Local Government and Heritage. The establishment of a Collaboration and Engagement Section in the ICSH comprising of a part funded Collaboration Manager position to oversee and support engagement programme for AHBs to consolidate within the sector. It consists of Initiative One: AHB Organisational Delivery Change Programme a Specifically resourced section of the ICSH to lead the AHB sector response on consolidation, collaboration and new ways of working together. Initiative Two: AHB Sector Restructuring Support Fund - A new ICSH-administered fund to provide financial support and access to resources to initiate, progress and finalise consolidation projects according to agreed targets and milestones.



An Roinn Tithíochta,
Pleanála agus Rialtais Áitiúil
Department of Housing,
Planning and Local Government

List of ICSH Members 2022

Full Membership

A

Ability West
 Achill Sheltered Housing Association
 Adapt Domestic Abuse Services
 Adare Sheltered Housing CLG
 Aghamore Voluntary Housing Association
 Alone
 Amber, Kilkenny Women's Refuge
 Anew Support Services
 Anvers Housing Association
 Aoibhneas CLG
 Aonach Housing Association CLG
 Apex Housing Association
 Áras Mhuire Housing Association CLG
 Ardara Sheltered Housing Association CLG
 Ardfallen Sheltered Housing
 ARK Housing Association
 Arlington Novas Ireland CLG
 Associated Charities Trust CLG (ACT)

B

Ballycastle & District Voluntary Housing Association
 Ballyhaunis Social Housing CLG
 Ballyhooly Sheltered Housing Association CLG
 Banada Tourlestrane Housing Association CLG
 Bandon Geriatric and Community Council
 Banner Housing Association CLG
 Bantry Care for the Aged Association CLG
 Belcarra Community Co-Op Ltd
 Bishopstown Senior Citizen Housing Association CLG
 Brickens Logboy Tulrahan Housing
 Broomfield Housing Company

C

Cabhrú Housing Association
 Caisleán Nua Voluntary Housing Association

Callan Community Voluntary Housing
 Camphill Communities of Ireland
 Carbery Housing Association CLG
 Carnew Community Care CLG
 Carracastle Voluntary Housing Association
 Carraig Dubh Housing Association
 Carriglea Cáirde Services
 Castleblayney Care Housing Association
 Castleblayney Trust for Homeless, Needy & Unemployed
 Castlecomer Housing Association
 Cena - Culturally Appropriate Homes CLG
 Charles Sheils' Charity
 Charleville Sheltered Housing Services
 Cheshire Ireland
 Cill Dara Housing Company CLG
 Circle Voluntary Housing Association
 Clanmil Housing Association Ireland CLG
 Clár I.C.H.
 Clár I.R.D.
 Claregalway and District Day Care Centre
 Clones Special Needs CLG
 Clonmel Voluntary Housing Association
 Cluáinin 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
 Croghan Enterprise CLG
 Cuan an Chláir

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 CLG

D

Daisyhouse Housing Association
Danesfort Housing Association
Disabled People of Longford Housing Association CLG
Donegal Women's Voluntary Housing Association
Doorway to Life (Abode)
Drogheda Homeless Aid Association
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 CLG

F

F.H.I.S.T.
Farranree Sheltered Housing Association CLG
Fethard and District Day Care Centre
Finisklin Housing Association CLG
Focus Housing Association
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
Housing Association for Integrated Living (HAIL)
Hugh Gore Institute CLG

I

iCare Housing
Inagh Voluntary Housing Association CLG
Inis Housing Association
Irish Society for Autism
Irish Wheelchair Association

J

John Nash Charity Sheltered Housing
JPC Housing Association CLG

K

KADA
Kanturk Sheltered Housing Association
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 CLG
Kildare North Sheltered Housing
Kildorrery Voluntary Housing Association CLG
Kilkee Housing Association
Killeshandra Housing Association CLG
Killimor Parish Housing Association
Kilmihil Community Housing Association CLG
Kilmovee Community Housing CLG
Kilnaleck Sheltered Homes
Kiltullagh Voluntary Housing Association
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
Le Chéile Housing CLG
Leighlinbridge Housing Association CLG
Lighthouse Fellowship
Lisdoonan District Housing Association CLG
Little Angels Housing Association CLG
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
Midleton Lions Club Housing Association CLG
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
Moynes Voluntary Housing Association
Muff Sheltered Housing Association CLG
Muiríosa Foundation

N

Nás na Ríogh Housing Association CLG
National Association of Housing for Visually Impaired
Nazareth Housing Association CLG
Nenagh Voluntary Housing Association
New Hope Residential Centre
Newgrove Housing Association

North and East Housing Association CLG
North Connemara Voluntary Housing Association CLG

O

Oakdene House
Oaklee Housing
Oasis Housing Association CLG
Orione Care
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 CLG

R

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

S

S.O.S. Kilkenny Housing Association CLG
Saint John of God Housing Association CLG
Saoirse Housing Association CLG
Senior Citizens Concern CLG
Shanbally Housing Association
Skibbereen Geriatric Society CLG
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. John Home for the Elderly
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. Kilian's Housing Association CLG
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 CLG
Tabor Lodge Addiction and Housing Services CLG
Tagoat Community Housing Association CLG
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 Iveagh Trust
The Paddy McGrath Housing Project
The Royal Hospital Donnybrook Voluntary Housing Association
The Salvation Army
Thomastown Voluntary Housing Association
Thomond Housing Association
Thurles Lions Trust Housing Association CLG
Tinteán - Carlow Voluntary Housing Association CLG
Títhe Cois Trá (Lacken Housing Association)
Tooreen Housing Association CLG
Tramore Voluntary Housing Association CLG
Tuath Housing
Tullaherin Bennettsbridge Voluntary Housing Association
Tullamore Housing Association CLG

U

Upton Cork Housing Association

V

Villiers Housing Association

W

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

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

celebrating
40
years



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for Social Housing

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