

Annual Report

2024



ICSH
Irish Council for
Social Housing



**Social and affordable
homes** for sustainable and
inclusive communities

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 65,000 homes and house more than 140,000 people including families, older people, disabled people and households experiencing homelessness. ICSH members operate in hundreds of communities and in every local authority area across Ireland.

Objectives (ICSH Strategic Plan 2022-2026)

1

Supporting 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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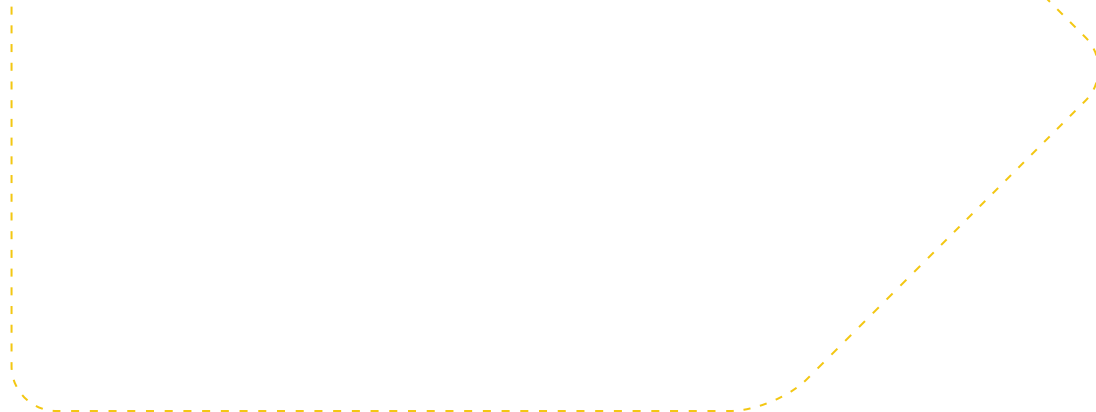


President's Message

A year of strategic thinking

Within the housing system, and the AHB sector particularly, 2024 was a year of strategic thinking. The Housing Commission report was published in the summer, and its recommendations are important for the housing system

overall with scope for the specific recommendations related to the AHB sector to be teased out further. Work also began on the AHB Strategic Forum, a plan for the sector over the next 30 years.



I am very proud of how all the ICSH working groups responded by engaging in research, modelling and consulting with members to bring financing, consolidation and development proposals to the strategic forum. I am glad also to see so much policy alignment between the Housing Commission report and the proposals coming from the sector to the AHB Strategic Forum. Both sharing key messages for the sector of recovery, agility and being investment ready emphasising the importance of sustainable finance: linking rents to costs, reforming public subsidies, diversifying finance and recycling investment.

A year of innovation and learning

I am particularly struck by the level of innovation in housing delivery and community building across the sector. From visits to new housing schemes, I can see our members are aiming high, with numerous excellent examples of delivery through modern methods of construction, developments that are hubs for building community. Sectoral innovation was also showcased at the ICSH Finance and Development Conference through the new **Social Impact Challenge**, where AHBs and local authorities presented their social impact projects.

Education and Training is central to the work of the ICSH. I was delighted to see the attendance levels at ICSH seminars across the country and particularly encouraged to see over 300 attendees at the in-person induction sessions for new housing practitioners joining the sector.

A year of negotiations

This year has seen political changes and significant policy discussion on the future of the AHB sector. We have an invaluable role to play now and next year in setting out the sectoral ambitions and policy certainty needed to increase delivery. Our working groups have led negotiations, policy development, and reviews on many of the key issues within the sector and flagged the continuing need to prioritise and increase the delivery of housing with supports in tandem with general needs housing

Our oldest housing associations have been providing housing, taking people off the state's housing lists and building communities, and these homes are not for sale; they stay in the public stock available again and again for decades and centuries to come. We are trusted partners of the state and work with stakeholders in the public and private sector to play our part in the public housing delivery ambitions set out by the Housing Commission. In 2024 our sector clearly articulated the changes needed to enhance our agility and investment readiness. We look forward to seeing these proposals coming to light in 2025.

Ms. Tina Donaghy

President, ICSH



Chief Executive's Report

In 2024, the ICSH had 271 members providing housing and related services throughout the country, accommodating a diverse range of households. ICSH membership not only includes the larger developing AHBs, but also the many – often volunteer-led – AHB members providing and managing a smaller number of homes across local communities.

The ICSH is an inclusive housing federation representing and supporting a sector in meeting the growing and diverse range of social and affordable housing needs. In 2024, AHBs owned and managed more than 65,000 social and cost rental homes. Within ICSH membership, there has been increased interest in

AHBs working together to ensure the long-term sustainability of the homes and services they provide to tenants and local communities. This increased collaboration activity has been further enabled by the ongoing roll-out of the ICSH Collaboration Programme, which is supported by the Department of Housing, Local Government and Heritage (DHLGH). This programme is continuing into 2025.

Promotion and Representation

During 2024, the ICSH continued its active representation of members and the sector on housing social and affordable housing delivery groups and fora focusing on special needs housing. ICSH continued to engage with the DHLGH AHB strategic Forum and was involved in the various workshops looking to chart the future direction of the sector in a number of key areas of finance, delivery and legacy issues.

In addition to supporting members to enable the continued delivery of social and cost rental homes on a growing scale, there was also targeted support to members who had plans to develop further including special needs projects, which has been falling behind in recent years compared to rapidly growing general needs housing. Building financial capacity for developing members has also been a significant piece of evolving work over the last year through supports from the ICSH Financial Lead, which is part supported by the HFA. The ICSH responded to various requests for information from the DHLGH and other bodies relating to the role of the AHB sector and its implementation of the housing commitments within Housing for All and financial data relating to the AHB Strategic Forum.

Importantly, and as part of the promotion and representation of the sector, the ICSH ran four regional stakeholder meetings in Spring 2024, comprising over 200 attendees. These included our AHB membership, stakeholders from the local authorities, DHLGH, RTB, DCEDIY, HSE, SEAI, Uisce Eireann and Cuan. The format was co-produced by the ICSH and members, local authorities and others and related to the key issues affecting delivery and management. Open engagement and problem-solving were key features of these stakeholder meetings.

The ICSH continued communicating the role and impact of the sector throughout the year on various media platforms as well as the sectoral monthly bulletin, the Social Housing Newsletter and the ICSH Annual Activity Report. This is also complemented by the various targeted articles that the ICSH produced for newspapers and journals. Towards the end of 2024, the ICSH briefed the political parties and representatives in the run up to the development of party manifestos and commitments in relation to housing. This was then followed by issues relating to the programme for Government.

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. In addition, the ICSH as members of Housing Europe, led the initiative with other key housing stakeholders for the International Social Housing Festival (ISHF) to come to Dublin in 2025. The Dublin ISHF 2025 was announced at the ISHF Festival in Barcelona in June 2023. The ICSH undertook a significant amount of planning of the logistics for the Festival during the year as well as taking responsibility for the major contracts.

ICSH Building Capacity for Members

The ICSH Education and Training Programme is professionally accredited by the Chartered Institute of Housing (ICSH) with bursaries supported by the Housing Agency and is also involved in the Housing Training Partnership, examining education and training opportunities including a housing apprenticeship. The ICSH continued the development of new training and information programmes, particularly the successful induction seminars for new AHB staff.

In 2024, the ICSH organised its Biennial ICSH Finance and Development Conference, which was held in Rosses Point in Sligo. Over 350 delegates attended the conference, supported by AIB. Alongside the Conference, the first social impact awards were held, and the overall award was won by Circle VHA and Alone. The Social Impact Awards promotes and showcases the impact that local authority and AHB projects make in various neighbourhoods and quality of life for tenants.

Management and Governance

The ICSH Board generally met on a bi-monthly basis over the year, with also regular meetings of the ICSH Risk & Audit Committee. The ICSH Council and Working Groups met on a quarterly basis. The Board appreciates the work of the ICSH Council and specialist working groups and participants at the regional stakeholder meetings for their input throughout the year, all helping to shape a shared ambition and direction for ICSH policy and operations. We would like to thank the ICSH stakeholders in the public and private sector, funders and sponsors over the year and we hope these partnerships will continue in achieving mutually successful outcomes.

The ICSH Board, as part of their strategic oversight role continue to review the progress and implementation of the latest ICSH Strategic Plan 2022-2026 which was launched in 2022. ICSH Members were contacted in June and asked to submit their nominations for the ICSH Council from 2024-2027. Tina Donaghy was elected ICSH President, alongside a new ICSH Board and Council. Finally, the Board would like to thank all the ICSH Staff for their commitment, hard work and expertise in supporting the ICSH Board, Council and working groups.

Mr. Donal McManus

Chief Executive Officer, ICSH

The Year in Review

2024 was another busy year for the sector, as our members built on the work of recent years despite the ongoing challenges around construction costs and funding delays. **2024 also brought a general election**, with housing remaining a big issue for voters. 2025 will provide the sector with the opportunity to input into the government's new housing plan which will guide delivery out to 2025.

The groundwork for the sector's contribution to this new plan was shaped in 2024 with the significant contributions made to the **AHB Strategic Forum**, which has focused on sectoral issues and opportunities across four thematic areas - Strategic; Asset/Tenancy Management; Delivery and Financial. This forum, which commenced its work in February, provided AHBs with an opportunity to participate in workshops and make submissions to help shape the future of the AHB sector in the medium and long term. There was a significant amount of work put into this process by the ICSH team and our members. The Final report, containing 11 recommendations, was drafted before the end of 2024. The report is likely to feed into the Government's 2025 revised housing plan.

It is also hoped that the new government plan also reflects the report of the **Housing Commission** which was published in the summer. The recommendations in this report are important for the housing system overall with scope for the specific recommendations related to the AHB sector to be teased out further. At the reports core however, is the call for public housing to make up 20% of the housing system in Ireland. This is ambitious. However, our members and our partners are well placed to support this.



In the last number of years AHBS have delivered nearly 50% of all the social and affordable housing delivered across the country. In 2024 we delivered 5,598 social and cost rental homes. Where we need to do better is on the delivery of supported housing for those more vulnerable households. The ICSH team is working closely with DHLGH to seek solutions to ensure more of these homes are delivered. Much of this work is ongoing and the ICSH pre budget submission for 2024 underlined how important it is to ensure that these people are not forgotten while maintaining the focus on increasing the delivery of new homes.

Many of these topics were up for discussion at our **Finance and Development Conference - Achieving our Ambitions – Social and Affordable Housing Delivery for the Next Decade**, which took place last October in the Radisson Hotel in Sligo. This year we added a new segment with our very own **Dragon's Den style Social Impact Challenge** pitching session, where AHBs and Local Authorities presented their social impact projects.



Winner of the Irish Council for Social Housing Social Impact Award 2024, sponsored by AIB. Circle VHA and ALONE's Richmond Place Inchicore Housing with Support Pathfinder Project Pictured: Stuart Muldowney, Director at AIB; Aoife Dennis, Housing with Support Manager, Alone; John Hannigan CEO, Circle VHA.

All through 2024 the ICSH has been working on the **International Social Housing Festival 2025** which will take place this June in Dublin. The ICSH with support from Co-operative Housing Ireland (CHI) and Housing Europe are working with a number of local partners to ensure that the festival is an inclusive event that delves into the challenges and opportunities that exist around public housing delivery around the world. We look forward to welcoming delegates and speakers from across the globe to Dublin this summer.



Minister Darragh O'Brien TD, officially launched the ISHF on September 5th 2024 at the F2 community centre in Rialto Pearse O'Shiel, Chair, Co-operative Housing Ireland; Donal McManus, CEO, Irish Council for Social Housing; Sorchá Edwards, Secretary General, Housing Europe; The Lord Mayor of Dublin, James Geoghegan; Tina Donaghy, President, Irish Council for Social Housing.

Shaping Policy: Advocating & Collaborating with our Members

Throughout 2024 the ICSH worked closely with its members across a range of key policy areas including:

- AHB regulation and registration
- AHB collaboration
- Cost of housing delivery
- Changes to cost rental eligibility
- Social housing acquisitions
- Delays in funding
- CAS reform

Our four regional stakeholder meetings were held during April and May and covered the North (Louth), West (Galway), Midlands/SE (Waterford) and South (Cork). Attendance was good with 55-65 attendees at each session. These included our AHB membership (all tiers) and also stakeholders from the local authorities, DHLGH, RTB, DCEDIY, HSE, SEAI, Uisce Eireann and Cuan. Feedback from members was positive, with many seeking a longer event to facilitate networking. The four meetings captured a huge range of issues for the sector including both obstacles and successes. However, the underlying theme of partnerships and engagement was a key one for housing delivery and management.



Galway Regional Meeting.

Funding & Viability

The work of the **Tier 3/HFA Approved Working Group** in 2024 looked at a range of issues and was particularly active on driving responses to tackle **viability concerns around CAS** for social housing, the delays with **CALF & CREL** funding and the

ongoing legacy issues facing the sector. Modelling work was carried out by ICSH on behalf of the **Finance Working Group** to illustrate the unsustainable long term funding streams for the sector and, based on members' input data, to develop a cost recovery model to replace CAS RAS and CLSS.

A number of larger AHBs are at a crossroads, those delivering at scale through CALF (up to 30% loan from the state). This dependence on loan finance, does not make for attractive balance sheets for non-state investment. Capital to loan **rates/gearing ratios are too high**. The ICSH Finance WG made representation and proposals to the Interdepartmental Working Group on Debt levels in the AHB sector, proposing that **conversion of the CALF loans to grant**, is not the state spending more money but an investment in public housing that will be recycled over generations. Momentum and agility in the housing finance system will also make it easier for AHB boards to take risks and deliver more.

The ICSH also engaged in exploratory work around EIB and CEB funding (with Donal McManus and Fiona O'Driscoll attending Housing Europe's Annual European Responsible Housing Finance Summit in Milan in November) and the possibility of an aggregator funding solution for retrofit/refurbishment work, an area where there is currently a funding gap. This work was progressed alongside engaging in a sector wide retrofitting funding ask (with the **Housing Alliance Climate Action Working Group and Sustainability Works**). All of these issues also fed into the **ICSH Pre-Budget Submission 2025** and the **AHB strategic forum**.



Donal McManus, ICSH promoting the ISHF 2025 Dublin at the Housing Europe Finance Summit in Milan with Fiona O'Driscoll, ICSH, Bjorn Mallants and Noemi Gallo.

Regulation

2024 saw a resolution to the ongoing issue around registration, with the passing of amendments to the Regulation of Approved Housing Bodies Act. The impact of regulatory obligations (RTB, AHBRA) on capacity and resources in the care and support AHBs also remained on the agenda. 2024 also saw significant engagement with RTB and AHBRA staff across the working groups, including participation by Donal McManus at the RTB conference in December, reflecting on 20 years of the Residential Tenancies Act. At the conference, Donal said that 'In the first 12 months of the amended Act, the ICSH and the RTB worked closely together to achieve a high level of AHB compliance with approximately 26,000 tenancies registered. There are currently over 49,000 AHB tenancies registered with the RTB, highlighting the growth of the sector.'



Left to Right: CEO, Institute of Professional Auctioneers and Valuers, Pat Davitt, CEO, Irish Council for Social Housing, Donal McManus, Director of the RTB, Rosemary Steen, CEO, Threshold, John-Mark McCafferty, MC, Eileen Dunne, RTB Chairman, Owen Keegan.

Collaboration

The **ICSH Collaboration Programme** has become an important source of funding and guidance for the sector to support consolidation and other compliance initiatives. Throughout the year, the Programme was able to support 12 projects which shows the appetite to progress this initiative in the AHB sector. These projects mainly focused on takeovers and stock transfers, and many have been particularly challenging to complete in a timely manner given the costs and resources involved. Other collaboration initiatives supported (such as the benchmarking project for care and support providers) will help to foster shared working and greater economies of scale amongst existing AHBs, and support for these applications is also an important function of the programme.



Sophia Housing formally completed the transfer of homes from Fáilte Isteach (based in Ennis) during the year and board members as well as key stakeholders from Sophia and the HSE met to formally mark the transfer. This handover marks the completion of over twenty years of housing development and management work by the voluntary board of Fáilte Isteach and Sophia Housing now look forward to continue managing these homes to a high standard over the coming years.

A benchmarking project for care and support providers was established by the **Housing Management and Supported Housing Working Group**. Acuity were given the contract to conduct the benchmarking project, and the working group was awarded a grant under the Collaboration Fund to cover the cost of the set-up fees. Metric indicators were drafted at the end of 2024. Other areas of work that the working group addressed included input to the Strategic Forum consultation process, increased HSE and HIQA engagement and input into the National Housing Strategy for Disabled People.

Further collaborative work within the sector was demonstrated by the **Asset Management Working Group's** stock condition survey template. Developed by Hugh Coll, the template is an excel spreadsheet intended for use by AHBs with 20 or fewer units, intended to be widely accessible to voluntary, micro, and mini AHBs. The template is accompanied by online and in-person training.

Communicating the Sector

Mainstream media coverage of the sector continued in 2024 with the narrative of the state (and AHBs) as quasi vulture or cuckoo funds in relation to social housing turnkey purchases. However, there was also AHB led media activity (notably Tuath Housing and Clúid) challenging this in relation to the sector's social purpose and historical under-delivery of social housing. However, much of the coverage related to the sector in 2024 was on foot of the very high profile AHBRA and Charities Regulator investigation. Key ICSH Press releases in 2024 related to the AHB Activity Report 2023, the Housing Commission Report, Budget 2025 and the ICSH Conference.

In 2024 the **ICSH Communications Working Group** held a workshop & training on extremism/anti-migrant messaging and approaches to building a positive housing message. Emily Duffy of Parable Communications gave a presentation entitled – *Words that Work: How we can reclaim our narrative and tell a more powerful story than the far right*. The training session involved lots of engagement from the working group.

ICSH Policy Activity, Submissions and Stakeholder Briefings in 2024

In 2024, the ICSH made numerous submissions on a range of policy issues important to our members. These included:

- ICSH Pre Budget Submission 2024
- ICSH submissions to the AHB forum
- General Election Manifesto
- Programme for Government engagement
- ICSH submission to the DSP pre-budget consultation
- Developing AHBs workshops

Representing and Promoting the Sector

- Housing Agency Board
- Housing Agency Advisory Panel on Supply/Affordability
- AHB Strategic Forum
- High Level Group on Affordable Housing
- High Level Social Housing Delivery Group
- Dublin AHB Delivery Forum
- Housing Strategy for Disabled People National Implementation Steering Group
- DHLGH Unsold Affordable Units
- DHLGH End of Mortgages Working Group

- DHLGH Housing for Older People Steering Group Dublin Region Homeless Executive
- RTB AHB Stakeholder Forum
- FEANTSA Administrative Council
- FEANSTA Ireland Members Group
- Housing Europe
- Pre-Budget Forum
- Age Friendly NGO Forum
- CRU Consumer Stakeholder Group
- Community and Voluntary Pillar
- Land Acquisition Oversight Group
- Tenant in Situ Working Group
- Housing Training Network
- Housing with Support Steering Group
- National Implementation Steering Group for the National Housing Strategy for Disabled People
- Dublin City Council Strategic Housing Policy Committee including Working Groups on Public Housing & Rent Reform
- Cork Social Housing Forum
- Cork AHB Delivery Forum
- Galway Social Housing Delivery Group and Galway AHB Forum
- HSE CHO7 Community Living Implementation Group (CLIG) and Care and Support Plus Sub Group
- Bi-laterals: (Health, DSP, Dept of Rural and Community Development)
- ICSH involvement in the government's national housing plan (Housing For All) includes representation on: AHB Pillar 2 Working Group and the AHB Services Unit Forum

2024 at a Glance

Alongside our policy and advocacy work, the ICSH also provides advice, support, education, and training services to our member AHBs. We also offer a promotional platform for the AHB sector through our annual conference, our biennial housing awards, our annual AHB housing delivery report, bulletin, newsletters and our media engagement on behalf of the sector.

ICSH National Social Housing Conference 2024, Sligo



365

delegates, speakers and exhibitors

88%

engagement via Slido Q&A; featured on RTÉ Six One News

ICSH Regional Stakeholder Events 2024



4

regional events held in Louth, Galway, Waterford and Cork

55+

attendees attended each session; stakeholders included local authorities, DHLGH, RTB, DCEDIY, HSE, SEAI, Uisce Éireann and Cuan

Garda Vetting



270

affiliated members are covered by the ICSH's registration with the National Vetting Bureau

730

applications processed for member AHBs

Group Insurance Scheme



185

ICSH members participated in the BHP Group Insurance Scheme

AHB Activity Report 2023 Launch



6,000

new social and cost rental homes delivered (up from 211 in 2013)

61,000

homes owned and managed by AHBs (up from 30,000 in 2015)

12,000

homes delivered by AHBs and local authorities, marking the highest social housing output in 50 years

ICSH/AIB Social Impact Challenge 2024



15

projects entered, 4 shortlisted, with Circle VHA and ALONE's Housing with Support Pathfinder Project winning

ICSH Collaboration Programme



12

projects supported

ICSH Website Recruitment Service



#1

ranked on Google for Irish housing job searches

126

housing job vacancies advertised via our website

Education & Training



18

HB and LA housing practitioners certified in ICSH/CIH Certificate in Housing

12

seminars/webinars with 582 attendees

300

participants at new AHB staff induction seminars

The 2024 ICSH Finance and Development Conference *Achieving our Ambitions – Social and Affordable Housing Delivery for the Next Decade*, was held on 16th & 17th October 2024 at the Radisson Blu Hotel, Sligo. The conference gained some great coverage on RTÉ Six One News, as well as a comprehensive piece in The Sligo Champion. Moving away from PowerPoint driven presentations, the focus on speakers' personal inputs and vibrant panel and QandA interaction made for an engaging conference.



Over 300 delegates attended our Introduction to Social Housing seminars that took place from January to May this year in the Ashling Hotel. These sessions were aimed at the many staff in approved housing bodies and local authorities who are relatively new to working in housing.



For the General Election 2024, the ICSH compiled some impactful campaigning videos with our members calling for a concerted focus from the new government and newly elected TDs to address both the homelessness crisis and new public housing delivery. The key asks were: CAS reform, Dedicated AHB Retrofitting Budget, Remove AHBs State Balance Sheet, Progress Reform of the Multi-Unit Developments Act 2011, Remediation of Apartments and Duplexes, Increase the Cost Rental Equity Loan Funding, Progress the Housing with Care Model, Clear Pathway for Implementing Housing Commission Recommendations.



Launching the ICSH Annual Report 2023 and the Activity Report 2023 at the ICSH AGM 2024, Tina Donaghy, ICSH President and the first woman to hold the position, expressed her gratitude and continuing interest in leading the ICSH Board. She highlighted the invaluable role of the ICSH working groups leading negotiations, policy development, and reviews on many of the key issues within the sector and flagged the continuing need to prioritise and increase the delivery of housing with supports in tandem with general needs housing.



The inaugural ICSH/AIB Social Impact Challenge 2024 showcased how housing associations and local authorities prioritise the social impact of their housing developments across the country, focusing on the wellbeing of the communities and tenants they serve. Circle VHA and ALONE's Richmond Place Inchicore Housing with Support Pathfinder Project was the 2024 winner. The three other shortlisted entries were Tuath Housing and Kore Retrofit Energy Retrofit System, Cork City Council Knocknaheeny Regeneration Programme and Clúid Housing's Biodiversity Plan.



Member Activity

In 2024 we had 271 member AHBs, all active across the country in our 31 local authorities.

In 2024, almost 10,600 social homes were delivered by local authorities and AHBs. The AHB sector delivered 4,385 social homes in 2024: that's 41% of all social housing in 2024. In addition, a remarkable 1,213 cost rental homes were completed by AHBs in 2024. Alongside the LDA and local authorities, there are now 3,860 cost rental homes in Ireland, with more than 2,000 delivered by our member AHBs. We would like to salute our member organisation for their tireless dedication to building affordable homes for sustainable and resilient communities.

Here's a snapshot of the tremendous work of our member AHBs throughout 2024.



Total social homes

10,595

delivered in 2024 by
approved housing bodies
and local authorities



AHBs delivered

5,598

social and cost rental homes in
2024, **41%** of all social housing
delivery and **56%** of all cost
rental delivery

Densifying our Towns and Cities

Focus Housing Association launched a **5-unit development in Stoneybatter, Dublin 7 in July**, transforming a derelict urban infill site into long-term homes for families and individuals with complex needs. The delivery aligns with Focus Housing's Energy Masterplan for future retrofitting needs and maintaining sustainable communities.



Launched in May, **Respond's Elanora Court** brings 153 modern, energy-efficient homes to Dublin's Long Mile Road. Designed with community at its core, the development features landscaped areas, a children's playground, and a community space, all centred around a spacious central courtyard that offers both privacy and a place to gather for the 295 residents. The development was awarded the Ireland Housing Award at the 2024 KPMG Property Industry Excellence Awards.

De Verdon Place is a remarkable mixed tenure residential development. Consisting of 238 social and cost rental homes, De Verdon marks Dublin City's first ever cost rental homes and one of Ireland's largest public housing developments delivered to date. **Dublin City Council, Tuath, and GEM Construction** partnered on this project to transform a part-derelict site into a vibrant, high-quality and sustainable community, housing more than 500 residents.



The Iveagh Trust acquired 38 units in **Dublin City Council's Carriglea development**, Dublin 12. Let in September 2024, a Residents' Committee has since been established and meets every six weeks to support residents settling into the new block and to address any issues relating to the communal areas. The development includes onsite parking for residents and offers convenient access to the Red Line Luas.

In June, **Circle VHA** launched 47 new homes at **Railway Court, Dublin 1**. The scheme was developed through an innovative €21 million dual funding deal with AIB and Dublin City Council. This project represents Circle's first direct construction project.



Accessible, Age-Friendly & Housing with Additional Supports

Kilhedge Gardens is an age-friendly scheme providing 31 new single-storey homes in Lusk, Co. Dublin. Delivered through direct build by **Tuath** on land owned by Fingal County Council, this development consists of 18 two-bedroom and 13 one-bedroom homes, with an additional communal facility area for residents.



The **Salvation Army's** homeless hub, **Houben House**, first opened its doors in June 2020, starting with four units. This has since grown to 62 units accommodating 350 people. The expanded centre was officially opened in August. Erene Williamson, head of Homeless Services for Ireland with the Salvation Army, said the root cause of family homelessness is due to a rise in the cost of living along with lack of social and affordable housing.

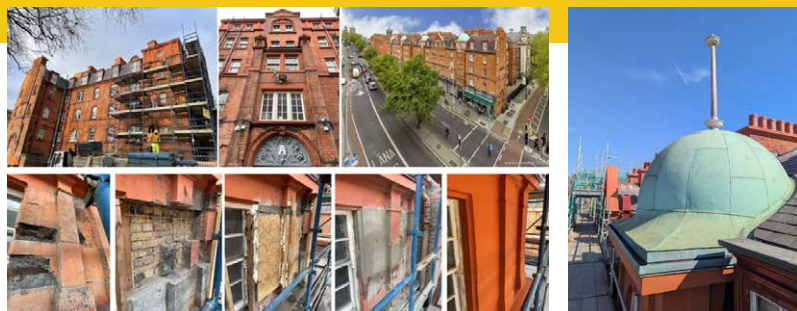


In December 2024, **Tuath** delivered seven new assisted and independent living homes at **Coulter Close** in Dundalk, in partnership with Inclusion Louth and Louth County Council. The sod was turned on this development in October 2023, following the initiative of Inclusion Louth to meet the local housing needs of older people and disabled adults.



Regenerating, Restoring, Rebuilding

The **Iveagh Trust** commenced essential conservation work on **Blocks C and D of its Bull Alley** estate last September. The conservation programme includes two key projects: the restoration of sash windows and doors, and the restoration of the building façades. The Bull Alley estate, built between 1901 and 1905, was the second housing development undertaken by the Trust. Comprising eight blocks and 213 apartments, the estate played a central role in a major urban regeneration initiative. This initiative transformed the area between St. Patrick's Cathedral and Christ Church by replacing slum-like conditions with vastly improved, affordable housing for Dubliners.



Colmcille Terrace saw the complete retrofit of 19 houses, comprising 10 one-bedroom, 7 three-bedroom and 2 four-bedroom homes in Granard, Co. Longford. Previously, The houses had fallen into a state of disrepair, with some left void. **Tuath** acquired these houses from Longford County Council in 2023, with works completed in 2024 through SEAI and Department of Housing Capital Assistance Scheme funding.



In November, **Sophia Housing** launched 10 new homes at **Sussex Street Dun Laoghaire**. Clock Lane House is a development of 11 apartments in the heart of Dun Laoghaire situated in a former credit union building, which underwent a comprehensive refurbishment.



Tuath Housing restored 9 Victorian-era homes located within two historic rows of terraced houses in Buttevant Co. Cork. **Daniel O'Brien Terrace** is comprised of 26 two-bedroom total dwellings, built in the 1890s, and is noted by the National Inventory of Architectural Heritage for its sash windows, slate roof and beautiful brick features. Delivered in December 2024, these homes were upgraded to modern living standards while retaining a piece of Buttevant's historical and cultural landscape.



18 new A-rated social homes delivered by **Clúid Housing** as part of the landmark regeneration of the former **Mercy Convent and school in Bantry**, Co. Cork were officially opened in May. The convent and school have been a focal point in Bantry for 160 years, so their regeneration has been of huge importance to Clúid, and the local community.



Cost Rental Goes National

Tuath Housing were busy in the second quarter of 2024, launching 15 cost rental homes at **Farranshock Park, Mullingar** in August and 28 cost rental homes at **Foxwood Barn**, a new development near Citywest. Applications were opened in September for 50 cost rental homes at **Folkstown Park, Balbriggan**. Tuath Housing delivered 49 Cost Rental and 49 social homes in **Mountneil in Carrickpherish**, the first Cost Rental homes in Waterford by an Approved Housing Body.



In November, **Oaklee** officially launched **The Sidings in Adamstown, County Dublin**, in partnership with Quintain Ireland and South Dublin County Council. The development of 154 apartments includes 71 one-bed, 81 two-bed and two three-beds.



Circle VHA delivered 113 new homes at **The Mills in Castletroy, Limerick**. The 113 homes (being delivered in two phases) are made up of 57 cost rental properties and 56 social homes.



Clúid delivered the first cost rental homes in both Laois and Kilkenny in May. **The Maltings, Portlaoise** provides 28 new cost rental homes. 25 new Clúid cost rental homes were also launched in the **Cluain Glasan estate in Kilkenny City**.



Respond started 2024 welcoming tenants to their homes in **Mariner's Way Rush, Co. Dublin** a scheme of 55 cost rental homes. Since then, Respond have advertised several cost rental schemes across Ireland including 48 homes in **Seven Mills, Dublin 22**, four homes in **Castleconnell, Co. Limerick** and 20 units in **Newtown Wood, Drogheda**.



Clúid also opened applications for **230 homes in Airtion Plaza, Dublin 24** in November. This new neighbourhood offers a mix of newly built homes, including 75 one-bed apartments, 148 two-beds and seven three-bed apartments close to amenities with excellent bus and Luas transport links.



Social Homes for Households Big and Small

112 new social homes in the heart of **Blackpool, Cork City**, developed and managed by **Clúid Housing and Clann Housing** were launched in January. Built on the site of former council flats, Green Lane provides permanent affordable homes for more than 150 people and includes 76 one-, two-, and three-bedroom apartments, and 36 specially designed age-friendly homes.



The site where the Blackpool flats were demolished in 1999 in Cork



North & East Housing Association launched 16 homes in May at **The Meadows, Drybridge, Drogheda, Co. Louth**, delivered in partnership with Louth County Council.

In February, **Inis Housing Association** launched **An Cosán Gheal, in Ennis**. Inis now have approximately 90 properties, home to over 220 residents.



In April, **Respond** delivered the **Harpur's Lane** development, unveiling 44 new social homes in partnership with Laois County Council.



Oaklee acquired 24 homes at the **Rockview development, Portlaoise**, with an additional 23 units to follow. Rockview is a mixed tenure residential development in the heart of Portlaoise.



In April, **Focus Housing Association** and **Co-operative Housing Ireland** launched **67 new homes in Co. Kerry**. These homes are being provided in collaboration between the two Approved Housing Bodies. These are the first social homes delivered in Co. Kerry by Focus Housing Association, with continuing strong delivery in the county for CHI.



Clanmil Housing launched 22 new social homes at **Cookstown Lane, Kiltarnan** in June. 8x 4-bed, 8x 3-bed, 3x 3-bed duplex apartments and 3x 1-bed apartments are now lifetime homes for 22 households from the **Dún Laoghaire–Rathdown** social housing waiting list.



More than Bricks and Mortar

HAIL Housing Association's Neighbour's Day on 24th May 2024 was a vibrant event aimed fostering good community mental health and strengthening neighbourhood bonds. A highlight of the day was the **attendance of broadcaster Joe Duffy**, who mingled with attendees, shared stories, and highlighted the importance of community and support networks.



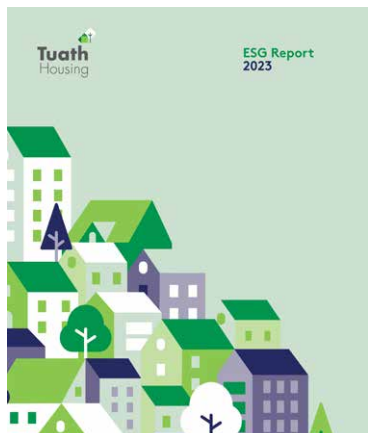
The **Tuath New Horizons Education Bursary** has helped 57 residents to build confidence, develop employability and skills and pursue passions through education and training. **Naomi** from Wicklow is a 2024 recipient and is currently studying for a BA (Hons) in Counselling & Psychotherapy. *"The Bursary has completely taken away the anxiety of worrying about next year's fees. As a single parent, support like this doesn't come easy, and it's been a game-changer for my studies".*



The first major piece of research into cost rental housing in Ireland, **The Impact of Cost Rental Housing**, has found that the long-term stability of Cost Rental housing is a key factor for nearly two thirds of respondents (63%). The project was co-led by **Dr Michael Byrne**, University College Dublin and Dr Cian O'Callaghan, School of Natural Sciences, Trinity College Dublin, and was funded by The Housing Agency's Research Support Programme. **The research was conducted in partnership with Clúid Housing, Respond and Tuath Housing.**



In 2023, **Tuath** published its first **Environmental, Social and Governance (ESG)** Charter. By promoting positive social and environmental impacts, Tuath aims to deliver enhanced outcomes for residents, employees and the wider community. Their 2024 ESG report tracks progress by Tuath in the integration of their social and environmental goals towards sustainable communities.



In conjunction with the Irish Centre for Social Gerontology at the Institute for Lifecourse and Society (ILAS) at the University of Galway, **Safe Home Ireland** co-hosted a seminar titled **‘Social Inclusion in Action for Returning Irish: Priorities and Challenges’** and launched their strategic plan 2023-2028. This important seminar explored complex intersectional disadvantage and models of support for returning migrants.



In 2024, the **Housing Finance Agency's** Social Investment Fund (SIF) funded 12 community-enhancing initiatives and facilities across eight different counties through it's €250,000 fund. These were: Clúid Housing (x2), Fold Housing (x2), Respond (x2), North & East Housing and Tuath Housing, Tuath Housing, Threshold, Galway Simon, Oaklee and Donegal County Council.



Flower arranging at Café 44 in Fold Housing's New Dolphin Park. Funded through the SIF.

The **Simon Brooke Award**, presented by **Clúid Housing**, recognises excellence in the areas of housing policy and practice, which contribute to our vision of a society where everyone has a great place to live. This year's winners are **St Michael's House**. The St. Michael's House entry was submitted by Fire Prevention Officer, **Isolde Veld**. Isolde has significant experience working with fire evacuation problems, specifically around ageing and disability. A person-centred approach was core to the success of the project.



ICSH Governance

ICSH Board Meeting Attendance Record 2024

Board Member NAME	Tier Rep	Jan 24	Mar 24	Jun 24	Sept 24	Nov 24	Jan 25	Mar 25	Jun 25
John Hannigan, Circle VHA	Tier 3 >1,000	✓	A	NA	R	R	R	R	R
Martin Loughran, Tuath Housing	Tier 3 >1,000	✓	✓	✓	R	R	R	R	R
Jan Mingle, Focus Housing Association	Tier 3 >1,000	✓	✓	✓	✓	✓	✓	✓	
Niamh Randall, Respond	Tier 3 >1,000	✓	A	✓	✓	✓	✓	✓	
Eimear O’Hagan, HAIL Housing Association	Tier 3<1,000	✓	✓	A	✓	✓	✓	✓	
Tina Donaghy, Fold	Tier 3<1,000	✓	✓	✓	✓	✓	✓	✓	
Francis Doherty, Peter McVerry Trust	Tier 3<1,000	NA	R	R	R	R	R	R	R
Gene Clayton, Dublin Simon	Tier 2	NA	NA	NA	R	R	R	R	R
Tim Crowley, O’Cualann Cohousing Alliance CLG,	Tier 2	NA	NA	NA	R	R	R	R	R
Dan Boyle, Carbery Housing Association	Tier 1	✓	✓	A	R	R	R	R	R
James Rocke, Western Care	Tier 1	✓	✓	✓	✓	✓	✓	✓	
Will Chambre, Public Affairs Consultant	External	A	NA	A		✓		✓	
Oliver O’Loughlin, Consulting Engineer	External	A	✓	✓		✓	✓	✓	
Liam Bolger, FHIST					✓	✓	✓	✓	
Emer Watson, INIS Housing					✓	✓	✓	✓	
Oliver McGrath, Galway Simon					A	✓	✓	✓	
Paula Kenny, SVP					✓	✓	✓	✓	
Aidan Culhane, Iveagh Trust					✓	A	A	✓	
Nick Sheward, Tuath Housing					✓	A	✓	✓	

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ICSH Council Meeting Attendance Record 2024

First Name	Last Name	Organisation	10th February 2024	15th May 2024
Dan	Boyle	Carbery Housing Association	Did not Attend	Did Not Attend
Gene	Clayton	Dublin Simon Communities	Did not Attend	Did Not Attend
Tim	Crowley	O'Cualann Co-Housing Alliance	Did not Attend	Did Not Attend
Aidan	Culhane	The Iveagh Trust	Attended	Attended
Nuala	Delaney Whelan	Ballycastle Housing Association	Attended	Attended
Tina	Donaghy	Fold Ireland	Attended	Attended
Frank	Gunter	Inagh Housing Association	Attended	Attended
John	Hannigan	Circle VHA	Did not Attend	Attended
John Joe	Higgins	Peter Triest Association CLG	Attended	Attended
Martin	Loughran	Tuath Housing	Did not Attend	Attended
Teague	McFadden	Ardara Sheltered Housing Association	Did not Attend	Attended
Jan	Mingle	Focus Housing Association	Attended	Did Not Attend
Phillip	Morrison-Gale	Camphill Communities Ireland	Did not Attend	Did Not Attend
Naoimh	O'Brien	Foscadh	Attended	Attended
Eiméar	O'Hagen	Housing Association for Integrated Living	Attended	Attended
Niamh	Randall	Respond	Did not Attend	Attended
James	Rocke	Western Care	Attended	Attended

Post Election 2024

Name	Tier	Organisation	2nd Oct	5th Dec
James Rocke	1	Western Care	Attended	APOLOGIES
Liam Bolger	1	FHIST	Attended	Attended
Tadhg Quill Manley	1	Carberry	Attended	Attended
Siobhan Reidy	1	Corran-Deel	Attended	Attended
Elizabeth Greehy	1	Kilkee Housing Ass	Attended	Attended
John Joe Higgins	2	Peter Triest Association CLG	Attended	Attended
Naoimh O'Brien	2	Foscadh Housing Association	Attended	APOLOGIES
Emer Watson	2	Inis	Attended	Attended
Paul Hegarty	2	Uile	Attended	Attended
Oliver McGrath	2	Galway Simon	Attended	APOLOGIES
Tina Donaghy	3	Fold Ireland	Attended	Attended
Eimear O'Hagan	3	HAIL	Attended	Attended
Paula Kenny	3	SVP	Attended	Attended
Edel Van Eekeren	3	Clanmill	Attended	Attended
Aidan Culhane	3+	The Iveagh Trust	APOLOGIES	Attended
Jan Mingle	3+	Focus Housing Association	Attended	APOLOGIES
Niamh Randall	3+	Respond	Attended	Attended
Nick Sheward	3+	Tuath	Attended	Attended
Niall O'Ceallachain	3+	Clúid	Attended	Attended

Statement of Financial Position

As at 31 December 2024

	Note	2024 €	2024 €	2023 €	2023 €
Fixed assets					
Tangible assets	8		16,807		20,834
			16,807		20,834
Current assets					
Debtors: amounts falling due within one year	9	54,125		32,305	
Cash at bank and in hand	10	1,409,805		1,134,396	
		1,463,930		1,166,701	
Current liabilities					
Creditors: amounts falling due within one year	11	(401,275)		(176,000)	
Net current assets			1,062,655		990,701
Total assets less current liabilities			1,079,462		1,011,535
Net assets			1,079,462		1,011,535
Capital and reserves					
Income and expenditure account	14		1,079,462		1,011,535
Total reserves			1,079,462		1,011,535

Notes to the financial statements

For the financial year ended 31 December 2024

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

	2024 €	2023 €
Grant-in-aid	565,000	565,000
Collaboration Programme	346,355	422,300
Housing Finance Agency	75,000	18,750
Pobal SSNO	42,444	38,586
Community and Voluntary Pillar	30,144	30,144
Funding for International Social Housing Festival	235,000	
Deferred grant income released	19,890	29,710
Affiliation fees	373,335	333,480
Seminars and conferences	145,540	176,853
Sponsorships/donations	69,000	64,657
Education and training programme fees	48,151	26,645
Other income	16,389	13,634
Deferred training fees release	-	37,440
	1,966,248	1,757,199

Administration expenses

	2024 €	2023 €
Part Salary Compliance Officer/C&V Pillar	30,144	30,144
Part Salary Development Officer/Capacity Building Co-Ordinator/POBAL	54,019	38,586
Staff salaries	663,132	617,827
Employees PRSI	82,799	74,481
Staff pension costs - defined contribution schemes	33,751	30,946
Meetings, travel and subsistence	21,756	3,803
Research and consultancy	5,475	18,117
Printing and stationery	4,660	8,540
Communications	7,459	7,991
General office expenses	13,851	14,501
Advertising and promotion	19,068	16,578
Legal and professional	16,531	11,590
Auditors' remuneration	10,576	9,394
Bank charges	918	681
Bad debts	12,000	6,330
Rent - operating leases	80,002	80,002
Insurances	20,595	21,683
IT and other service contracts	4,674	11,292
Depreciation - fixtures and fittings	6,942	7,839
Planned maintenance expenditure	2,053	5,159
Education and Training costs	26,793	33,686
ICSH Affiliation costs	17,283	20,061
Conference and seminars	88,818	106,507
Utilities	7,870	10,178
Collaboration Programme	288,323	399,628
International Social Housing Festival	378,829	50,000
Regional/County meetings expense	-	9,790
	1,898,321	1,645,334

Grant Income

Department of Housing, Local Government and Heritage – Grant-in-aid

The work of the ICSH is part supported by grant-in-aid received from the Department of Housing, Local Government and Heritage of €565,000 (2023: €565,000). The ICSH Business Work Plan and projected outcomes includes a work programme that is aligned to Government housing objectives. The grant-in-aid support received in 2024 by 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.

Grant-in-aid is provided to assist with the costs of core activities. The grant is fully utilised in the year.

Department of Housing, Local Government and Heritage – Collaboration Programme

The Collaboration Programme has been assigned by the Department of Housing, Local Government and Heritage through Housing for All and is administered by the ICSH. An Awarding and Oversight Committee has been established to assess applications and administer the Programme.

The establishment of a Collaboration and Engagement Section in the ICSH comprising of a pan 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. The Department assigned €552,355 (2023: €422,300) in funds. €346,355 (2023: €422,300) has been awarded to AHBs to date. €206,000 is treated as deferred income in the year as it relates to projects which have not been completed.

Department of Housing, Local Government and Heritage – Housing Finance Agency

HFA Funding is a joint project between the ICSH and HFA to support some AHBs to increase Financial Capacity to deliver

homes. The fund of €150,000 administered over a two-year period from Q4 2023 to Q3 2025 is the provision for the employment of ICSH Financial Lead. The full value of the grant received has been utilised for the designated purposes within the year.

Department of Rural and Community Development – Pobal SSNO

The work of the ICSH is part supported by the Scheme to Support National Organisations in the Community and Voluntary Sector, which is administered by Pobal. The total grant award under the SSNO 22-25 programme for the term July 2022 to June 2025 is up to €138,908. ICSH received grants under the Scheme's 2022-2025 funding round amounting to €42,444 in 2024 (2023: €38,586) towards the salary payment of the ICSH Housing Development Officer and Building Capacity Co-Ordinator. The grant has been fully utilised in the year.

Department of Rural and Community Development – Community and Voluntary 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 2024 (2023: €30,144) towards the salary payment of the ICSH Social Partnership Dialogue Co-ordinator. The full value of the grant received has been utilised for the designated purposes within the year.

Funding for International Social Housing Festival 2025

The ICSH is hosting the 2025 International Social Housing Festival in June 2025. The festival is an initiative of Housing Europe, the European Federation of Public, Cooperative and Social Housing that gathers industry experts from around the world to exchange experiences, learnings and shared goals. The Festival will be hosted by the ICSH, with support from Co-operative Housing Ireland (CHI).

ICSH received funding from the Department of Housing, Local Government and Heritage to defray the costs of this festival. The Department of Housing, Local Government and Heritage advanced €140,000, the Housing Finance Agency advanced €30,000, and the Housing Agency advanced €25,000 in 2024. The balance of funding was received from Co-operative Housing Ireland and Dublin City Council.



An Roinn Forbartha
Tuaithe agus Pobail
Department of Rural and
Community Development



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

List of ICSH Members 2024

Carlow

Leighlinbridge Housing Association
Tinteán - Carlow Voluntary Housing Association

Cavan

Killeshandra Housing Association
Kilnaleck Sheltered Homes
Loch Gowna Housing Association
St. Killian's Housing Association

Clare

Áras Mhuire Housing Ltd
Banner Housing Association
Cross Kilbaha Community Housing
Cuan an Chláir
Inagh Voluntary Housing Association
Inis Housing Association
Kilkee Housing Association
Kilmihil Community Housing Association

Cork

Ardfallen Sheltered Housing
Ballyhooly Sheltered Housing Association
Bandon Geriatric and Community Council
Bantry Care for the Aged Association
Bishopstown Senior Citizen Housing Association
Carbery Housing Association
Charleville Sheltered Housing
CoAction
Coiste Tithe Uibhe Laoire Teo
Cómhlacht Tithe Soisialta agus Forbairt an Tsuláin Teo
COPE Foundation (Cork)
Cork Mental Health Housing Association
Cork Simon Community
Doorway to Life (Abode)
Farranree Sheltered Housing Association
Galtan
Good Shepherd Services
Guardwell Sheltered Housing

Kilcorney Community Development Association
Kildorrery Voluntary Housing Association
Kilworth Community Housing Association
Kiskeam and District Action Group
Lapp's Charity
Macroom Senior Citizens Housing Development
Mallow Sheltered Care
Midleton Lions Club Housing Association
Millstreet & District Housing Association
Mitchelstown Senior Citizens Project
Oakdene House
Rosscarbery Social Housing Association
Shanbally Housing Association
Sibberville Geriatric Society
Slí Eile Housing Association
Tabor Lodge Addiction and Housing Service
Upton Cork Housing Association
Westgate Foundation

Donegal

Apex Housing Association
Ardara Sheltered Housing Association
County Donegal Parents and Friends Housing
Donegal Women's Voluntary Housing Association
Habinteg Housing Association Ireland
Muff Sheltered Housing Association Limited
STEER Housing Association
White Oaks Housing Association

Dublin

Alone*
Anew Support Services
Anvers Housing Association
Aoibhneas
Avista
Cabhrú Housing Association
Cena - Culturally Appropriate Homes

Charles Sheils' Charity
Cheshire Ireland*
Circle Voluntary Housing Association
Clanmil Housing Association Ireland
Clúid Housing Association*
Co-operative Housing Ireland*
CrossCare
Daisyhouse Housing Association
Depaul Ireland*
Disability Federation of Ireland*
Dublin Central Mission (DAC)
Dublin Simon Community
Empower the Family
Focus Housing Association*
Fold Housing Association Ireland *
Gheel Autism Services
Hearth and Mind
Housing Association for Integrated Living CLG (HAIL)
iCare Housing
Irish Society for Autism*
Irish Wheelchair Association*
Little Sisters of the Poor
Marillac Housing Association
Merrick House DAC
Missionaries of the Sacred Heart
National Association of Housing for Visua
New Hope Residential Centre
Newgrove Housing Association/Rehab Group
North and East Housing Association
Ó Cualann Cohousing Alliance
Oaklee Housing
ONE Veterans Charity
Orione Care
PACE
Peamount Housing
Peter McVerry Trust*
Phibsboro Aid
Prosper Fingal Housing Association Company

RHD Housing
 Rosepark Independent Living Company
 Saint John of God Housing Association
 Saoirse Housing Association
 Simon Communities of Ireland*
 Society of Saint Vincent de Paul*
 Sonas Domestic Violence Charity
 Sophia Housing Association*
 Sophie Barat Residence
 St. Michael's House Housing Association
 Stewarts Foundation*
 The Iveagh Trust
 The Paddy McGrath Housing Project
 The Salvation Army*
 Threshold
 Tuath Housing*

Galway

Ability West
 Anam Croí
 Carraig Dubh Housing Association
 COPE Galway
 Galway Co-Op Housing Development Society
 Galway Mental Health Association
 Galway Simon Community
 JPC Housing Association
 Killimor Parish Housing Association
 Mountbellew Voluntary Homes Association
 North Connemara Voluntary Housing Association
 Peter Triest Housing Association
 South East Galway Housing Association
 Tearmann Eanna

Kerry

Cumann Tithíochta na Dromoda Teo
 Kerry Emigrant Support Housing Association
 Kerry Mental Health Association
 Kerry Parents and Friends Association
 Rathmore Social Action Group

Kildare

Camphill Communities of Ireland*
 Cill Dara Housing Company

Dara Voluntary Housing Association
 KARE
 Kildare North Sheltered Housing
 Muiríosa Foundation
 Nás na Ríogh Housing Association
 Teach Tearmainn Housing Association

Kilkenny

Ballyhale Voluntary Housing Association
 Callan Community Voluntary Housing
 Colliery Christians Voluntary Housing Association
 Danesfort Housing Association
 Kilkenny Voluntary Housing Association/
 Tar Isteach Housing
 Kingsriver Housing Association
 L'Arche Ireland
 Mount Carmel Community Trust
 Owning Care for the Elderly
 Rosedale (Kilmacow) Voluntary Housing Association
 S.O.S. Kilkenny Housing Association
 Slieverue Community Housing Association
 St. John's Homes for the Elderly
 St. Mary's (Kilkenny) Voluntary Housing Association
 St. Patrick's Trust
 The Good Shepherd Centre Kilkenny CLG
 Thomastown Voluntary Housing Association
 Tullagherin Bennettsbridge Voluntary Housing Association
 Windgap Voluntary Housing Association

Laois

Mountmellick Voluntary Housing Association
 Sue Ryder Foundation

Limerick

Adapt Domestic Abuse Services
 Adare Sheltered Housing
 Arlington Novas Ireland*
 Associated Charities Trust CLG (ACTS)
 Bergerie Trust
 Cappamore Housing Association
 Corran-Deel Voluntary Housing Association

Dromin/Athlacca Housing Project
 Embury Close Sheltered Housing Company
 John Nash Charity Sheltered Housing
 Mid West Simon Community
 Murroe Community Housing Ltd.
 Rathkeale Sheltered Housing Association
 St. Ita's Voluntary Housing and Day Care
 Thomond Housing Association
 Villiers Housing Association
 Voluntary Housing Support Services

Longford

Disabled People of Longford Housing Association
 St. Christopher's Housing Association

Louth

Drogheda Homeless Aid Association
 Drogheda Women's and Childrens Refuge Centre
 Foscaadh Housing Association
 Praxis Housing Association*
 Women's Aid Dundalk

Mayo

Achill Sheltered Housing Association
 Aghamore Voluntary Housing Association
 Attymass Voluntary Housing
 Ballycastle & District Voluntary Housing
 Ballyhaunis Social Housing
 Belcarra Community Co-Operative Society
 Brickens Logboy Tulrahan Housing
 Clár I.C.H.
 Clár I.R.D.
 Mayo Abbey Parish Housing Association
 Mayo Mental Health Associatio
 Mulranny Day Centre Housing
 Safe Home Programme
 St. Dominic's Housing Association
 Títhe Cois Trá (Lacken Housing Association)
 Tooreen Housing Association
 Western Care

Meath

Ashbourne Care
KADA
Meath Women's Aid Housing Association
Ratoath Independent Living Initiative
Tabor House Trust Company
Tearmann Uí Cheallaigh Cumann
Tithíochta

Monaghan

Castleblayney Care Housing Association
Castleblayney Trust for the Homeless,
Needy & Unemployed
Clones Special Needs
Lisdoonan District Housing Association
Lord Blaney Trust
Monaghan Housing Association
Monaghan Parents and Friends of
Persons with an Intellectual Disability

Offaly

Mid Offaly Housing Association
Offaly Housing Association for People
with an Intellectual Disability
Rights for the Elderly VHA
Tullamore Housing Association

Roscommon

Four Mile House Housing Association
Kiltullagh Voluntary Housing Association
Roscara Housing Association
Tulsk Voluntary Housing Association Ltd

Sligo

Banada Tourlestrane Housing Association
Cluáinín Voluntary Housing Association
Cornerstone
Finisklin Housing Association
Nazareth Housing Association (Sligo)
North West Simon Community

Tipperary

Aonach Housing Association
Caisleán Nua Voluntary Housing
Association
Clonmel Voluntary Housing Association
Cuan Saor Women's Refuge & Support
Services

Fethard and District Day Care Centre
FHIST Voluntary Housing Association
MooreHaven Centre
Moynes Voluntary Housing Association
Nenagh Voluntary Housing Association
St. Patricks Dwellings For the Elderly
Thurles Lions Trust Housing Association

Waterford

Ballymacarbry Elders Housing Association
Carriglea Cáirde Services
Hugh Gore Institute
Oasis Housing Association
Respond Housing Association*
Waterford Dove Housing Association
Waterford Housing Association (Tinteán
Housing Association)

Westmeath

Midlands Simon Community
Temporary Emergency Accommodation
Mullingar Temporary Emergency
Accommodation Mullingar (T.E.A.M)

Wexford

Bunclody Day Care Services
Cumann Tithíochta Sóisialta an
Bhreacadh Nua
Enniscorthy Community Housing
Grantstown Voluntary Housing
Association
Kilanerin Sheltered Housing Association
New Dawn Housing Association
Rathangan Senior Citizens Housing
Association
Senior Citizens Concern
Slínua Housing Association
Tagoat Community Housing Association

Wicklow

ARK Housing Association
Carnew Community Care
Curlew Housing Association
Sunbeam House Services*

Campbell Tickell
Supporting Communities
*AHBs operating nationwide



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Social Housing

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