

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



**ICSH**  
Irish Council for  
Social Housing



# ANNUAL REPORT 2023





# 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 60,000 homes and house more than 130,000 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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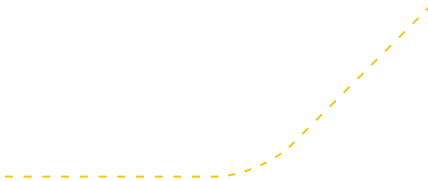
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# President's Message

I was very pleased and honoured to take up the ICSH presidency during 2023. As the first woman to hold this position, I am heartened to see more and more women take leading positions in the housing sector and being well represented on boards, senior management, policy platforms, and conferences throughout 2023.

A real highlight for me this year was being in Barcelona to represent the ICSH, as we secured Dublin as the host city for the International Social Housing Festival 2025.



I made the following statement in Barcelona: “Hosting this event in Dublin will allow both approved housing bodies and local authorities to demonstrate the progress made under the government’s housing plan. It is also an opportunity to share ideas and learn from the experiences of our colleagues both in Europe and further afield. The housing crisis we are feeling here is impacting so many people, young and old, especially the most vulnerable. Sharing information and solutions is important as we seek to deliver more much-needed homes.”

As Director of Development at FOLD Housing and with over 30 years’ experience in housing in Ireland and overseas, I know the difference that effective multi-disciplinary collaboration can make in improving housing delivery, development, and management.

As a federation, our sectoral working groups draw talent from the AHBs throughout the country (housing finance, development, Tier 3s, management, supported housing). These working groups have led negotiations, policy development, and reviews on many of the key issues within the sector. I would like to thank all working group members for their highly effective work.

A core objective of the ICSH is to support members to increase delivery of social and affordable housing. The ICSH is keenly aware that the delivery of supported housing needs to keep pace with general needs housing, but challenges remain. It is easy to forget, in the rush to deliver, that homes for disabled people, people exiting homelessness, Travellers, older people, and other vulnerable groups must also be prioritised. This housing delivery remains a priority for the ICSH. I would like to thank the Housing Finance Agency for providing the resources in 2023 for the ICSH to employ a financial lead to assist AHBs to access key funding to develop supported housing.

The ICSH is a federation with a large and diverse membership on a small island, which means stakeholder engagement is our business. The quality of our strategic relationships ensures the progress of our federation and its core aims. Stakeholder engagement was identified as central to the delivery of the ICSH Strategic Plan (2022-2026) and a strategy was agreed.

In 2023, national events, regional meetings, training and education seminars were planned and delivered with our stakeholders in mind. Agendas and events were planned with reference to issues and concerns coming from regional meetings and direct input from internal working groups. All events were monitored to ascertain participation levels of our key stakeholders. In 2023, we noted greater engagement by our primary stakeholders in all our events, and by way of example, the ICSH Conference 2023 was one of our most effective, with over 400 delegates.

The ICSH has also paid particular attention to new staff coming into the sector, aware of our role to help integrate and induct into the sector and provide education and training sessions. This engagement has led to a comprehensive education and training programme for new staff and board members.

I would like to thank Minister Darragh O’Brien TD, the Department of Housing, Local Government and Heritage (DHLGH), the Housing Finance Agency, local authorities, elected representatives, and other stakeholders for supporting our work throughout 2023.

**Ms Tina Donaghy**

President, ICSH





# Chief Executive's Report

**2023 saw a return to normality within the ICSH after several years of the sector affected by COVID-related constraints. This last year also allowed for much more engagement, including regular in-person meetings with key stakeholders in the public, private and non-profit sectors. All these active engagements enabled greater housing delivery by ICSH members and new initiatives in 2023, which the ICSH are here to support.**

In 2023, the ICSH had 273 members providing housing and related services throughout the country, accommodating a diverse range of households. ICSH membership comprises a

range of larger developing AHBs, a number that have been providing homes at scale, as well AHB members that are providing and managing a smaller number of homes in local communities, or regional areas. 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 2023, 58,824 households were assessed as being in housing need.

Within ICSH membership, there has been growing activity and interest with a number of AHBs to work together and, in many cases, 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 2024.

## Promotion and Representation

During 2023, the ICSH actively represented members and the sector on various national and local housing delivery groups on social and affordable housing as well as similar groups and fora focusing on special needs housing. ICSH was also part of the new Department AHB Strategic Forum, which was looking to chart the future direction of the sector. Considerable work was undertaken by the ICSH in 2023, supporting members in providing input on various changes to funding schemes to enable the continued delivery of social and cost rental homes on a growing scale.

There were still challenges during the year in the wider construction industry, such as capacity as well as changing market conditions with construction prices and interest rates. Therefore, adjustments to funding schemes were required to reflect this and ensure value for money. The ICSH also 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.

Importantly, and as part of the promotion and representation of the sector, the ICSH ran four regional stakeholder meetings in Spring 2023, with over 200 attendees in Carrick-on-Shannon, Limerick, Claremorris and Kilkenny. These stakeholder meetings included AHB member representatives, as well as colleagues from local authorities, the DHLGH, the Housing Agency, HSE and other public bodies that have a role in the housing sector. 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.

At the end of 2023, the ICSH published and launched its Tenant Satisfaction Survey, which again showed high levels of satisfaction at 84%. This is the third ICSH sector tenant satisfaction survey, which is undertaken with a representative sample of tenants of AHB members every three years. The survey results for the sector provide a good basis for the ICSH, members, and tenants in assessing and comparing aspects of housing management and other related activities to continue to provide high quality housing services.

The ICSH continued communicating the role and impact of the sector throughout the year on various media platforms as well as ICSH's own internal and sectoral monthly bulletin, the Social Housing Newsletter and ICSH Annual Activity Report. This is also complemented by the various targeted articles that the ICSH produced for newspapers and journals.

The ICSH continues to represent the sector as a member 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.

## 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. The ICSH is also involved with other partners in the Housing Training Partnership, examining new education and training opportunities including a housing apprenticeship. With a large number of new AHB staff and board members recruited recently across the sector, the ICSH commenced the development of new training and information programmes for these groups. The ICSH continued to roll-out a wide range of shorter continuing professional development seminars both on-line and in person, which had a large attendance from both members and other stakeholders.

In 2023, the ICSH organised its Biennial National Social Housing Conference, which was held in October in Wexford Town. Over 400 delegates attended the conference, supported by AIB. Alongside the Conference, the 10th ICSH/Allianz Community Housing Awards were held and hosted by Anne Cassin from RTE. The Community Housing Awards promotes and showcases the high quality social and affordable projects throughout the country developed and managed by AHBs and local authorities.

## 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 ICSH Board would like to acknowledge and thank the members of the ICSH Council and Specialist Working Groups and attendees at the ICSH regional stakeholder meetings for their input throughout the year. The ICSH would particularly like to thank the ICSH stakeholders, funders and sponsors over the year and we hope these partnerships will continue in achieving mutual 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. In addition, Tina Donaghy was elected ICSH President (the ICSH's first female President) after Pat Doyle stepped down. Finally, the ICSH 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

2023 saw the sector begin to emerge from the shadow of rising price inflation as some of the uncertainty around increasing costs began to ease slightly. Government interventions targeted at ensuring the viability of housing projects utilising CALF and CREL were welcome as is the ongoing engagement with key stakeholders to resolve outstanding issues.

Earlier this year the ICSH welcomed Government's decision to draft legislation to support a remediation scheme of apartments and duplexes with fire safety, structural safety and water ingress defects, constructed between 1991 and 2013. The launch of an interim scheme to assist with fire safety issues, while the legislation is being drafted, was an important step. The ICSH team also worked closely with DHLGH to seek solutions to some additional ongoing legacy issues, including out of mortgage properties, unsold affordables and CAS shortfalls. Much of this work is ongoing and the ICSH pre budget submission for 2024 underlined how important it was to resolve these issues while maintaining focus on increasing the delivery of new homes.

The new homes delivered by the sector in 2023 are outlined in greater detail in our Activity Report. Key figures to note include 5,638 social homes in 2023, 47% of all long-term social housing in 2023. The changes made to the CALF model and the changes currently being made to CREL will hopefully see the sector maintain this growth trajectory in the years ahead. Challenges remain, however, with delivery of supported housing, as outlined by ICSH President, Tina Donaghy, in her 2023 message here.

Many of these topics were up for discussion at our National Social Housing Conference, *From Vision to Reality: Transforming Communities Through Placemaking with Social and Affordable Housing*, which took place in Clayton Whites Hotel in Wexford in October. This was held in conjunction with the Community Housing Awards, which showcased the best the sector has to offer in terms of building homes and communities.



In the summer, the ICSH was delighted to announce that Dublin was selected to host the next International Social Housing Festival in 2025. The ICSH, together with Co-operative Housing Ireland (CHI) and Housing Europe are working on this with support from our delivery partners including the Minister for Housing, Local Government and Heritage, Darragh O' Brien, the Housing Agency, the Housing Finance Agency, all four Dublin local authorities, the UCD Geary Institute and Fáilte Ireland to ensure that the event demonstrates the progress made, shares ideas and experiences with our colleagues both in Europe and further afield and doesn't shy away from discussing the challenges that exist around delivering and protecting the concept of social housing.



*The closing ceremony of The International Social Housing Festival (ISHF) 2023 and handover to Minister for Housing, Local Government and Heritage, Darragh O' Brien for ISHF 2025 in Dublin. The ICSH, together with Co-operative Housing Ireland (CHI) are delighted to have the support from our delivery partners including the Minister for Housing, Local Government and Heritage, Darragh O' Brien, the Housing Agency, the Housing Finance Agency, all four Dublin local authorities, the UCD Geary Institute and Fáilte Ireland.*



# Influencing Policy: Advocating with & for Members

Throughout 2023 the ICSH advocated for our members on sector funding models and viability, sector regulation and collaboration, working specifically with DHLGH on CALF and CREL viability concerns and engaging with regulatory bodies such as the RTB and AHBRA, local authorities, the LGMA, Uisce Eireann and more. In 2023, the ICSH also commenced a series of revamped regional meetings to further engage with both members and key stakeholders. Across five meetings, held at different locations around the state, the ICSH met with Directors of Services for Housing and housing staff from local authorities, DHLGH officials from the CAS, CALF and Social Inclusion sections, BHP Insurance providers and HSE staff from health and wellbeing, older people, disabled people, and mental health units.



*ICSH regional meetings 2023*

The ICSH worked closely with members in 2023 across a range of housing policy and management areas including:

- The CALF funding model for social housing delivery
- CREL review and cost rental delivery by AHBs
- AHB regulation and registration
- AHB collaboration
- Cost of living
- Tenant Survey



*Imelda Doyle, Fold Housing tenant and Jill Young of ICSH at the launch of the ICSH Tenant Satisfaction Survey, November 2023*

## Addressing Obstacles

Key recommendations in the **Finance Working Group** commissioned report, *Building on Success, A Financial Roadmap for the AHB sector*, included measures to reduce high **AHB gearing levels**, hindering the sector's ability to attract sufficient non-government funding at scale. Progressing this work, we welcomed the opportunity to make submissions and provide evidence in 2023 to the DHLGH Debt Levels (Gearing) Internal Departmental Working Group. Emphasis was on sustainable solutions including measures to strengthen AHB balance sheets and opportunities to introduce equity or grant solutions.

The **Tier 3/HFA Approved Working Group** chaired by Brian O’Gorman (Clúid Housing CEO) met monthly throughout 2023 to consider the many issues facing the sector. In 2023 guest speakers became a feature of the monthly meetings. Some speakers included DHLGH officials, and policy experts from the Housing Agency. The range of issues facing Tier 3 AHBs varies, and in 2023 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 **registration with AHBRA**, and the ongoing legacy issues facing the sector. The **Development and Supply Working Group** group also worked on a range of issues affecting delivery in the sector including the benefits being experienced through using **the Land Acquisition Fund and S. 179a** to increase certainty and reduce delays in delivery and supply.



The **Defects Remediation Scheme** was discussed at length in the AHB sector in 2023 and the ICSH has been working closely with the DHLGH officials on how the scheme will include AHB properties. The Defective Concrete Blocks pilot is now being replaced by a full scheme, and the DHLGH has requested information from our sector on the number of units potentially impacted.

### CALF Review

The CALF review was completed in March 2023. The **Finance Working Group** and the **Delivery and Supply Working Group** were keenly aware that the completion of this review enabled a significant number of housing projects to progress immediately and thousands of new homes to be built. This is our members’ primary funding stream for public housing delivery and review and reform of the funding model signals a progressive public housing policy that will support the approved housing body construction pipeline. The AHB sector welcomed the proposed discontinuation of limiting the Payment and Availability Agreement (P&A) amount to a percentage of local market rent. This is a key measure that will ensure viability of AHB housing projects in both urban and rural communities. The changes

made to the CALF model and the changes currently being made to CREL will hopefully see the sector maintain this growth trajectory in the years ahead.



### Financing Supported Housing

General needs housing delivery attracts significant attention. However the AHB sector’s remit includes homes for disabled people, people exiting homelessness, Travellers, older people and other vulnerable groups, and delivering these homes must remain a priority. A seminar hosted by the **ICSH on Finance for supported Housing in conjunction with the Housing Finance Agency, the DHLGH and AHB members** was held early in the year. This event was aimed at Tier 2 & Tier 3 AHBs seeking to increase their delivery of supported housing or move into supported housing delivery.



*ICSH Supported Housing workshop, January 2023*

We were delighted with **HFA funding support to the ICSH to employ a financial lead to work intensively with AHBs that wish to deliver supported housing**. By the end of the year, the ICSH Financial Lead Fiona O'Driscoll had already delivered a series of lunch and learn sessions to a cohort of interested AHBs, on the CALF application process and steps towards securing funding with the HFA.



*Fiona participating in the funding options for supported housing session at the ICSH Biennial National Social Housing Conference in October 2023*

## Cost Rental

ICSH along with a member focus group made a submission to the **Cost Rental Equity Loan (CREL) review in 2023**. Cost rental housing is a very important and exciting new tenure in Ireland, and we were pleased to note many of our recommendations for improvements have been adopted in the amended CREL in June 2023. The **Secure Tenancies Affordable Rent (STAR) scheme also opened in 2023** and AHBs are eligible to apply to this fund in the delivery of cost rental homes. The ICSH continues to work with our members and the Department of Housing, Local Government and Heritage on further improvements to the cost rental policy.

## CAS

The Capital Assistance Scheme (CAS) has to date provided capital funding to AHBs for the delivery of over 20,000 homes. The ICSH has engaged in two key areas to highlight ongoing challenges with the CAS capital scheme and the rent deficit. Our sector's core objective is to ensure CAS funding remains a viable

option for the delivery of new supported housing and to ensure CAS funded homes remain in good condition and within the social housing stock. Unfortunately, due to ongoing funding shortfalls, the appropriate maintenance and refurbishment of these homes is extremely challenging. We have made submissions on the RAS review outlining the rationale for increased RAS amounts, and we are actively **engaging with the Department of Housing, Local Government and Heritage on the CAS scheme with a view to making improvements to support the provision of high-quality homes for those most in need**.

## Collaboration

Collaboration initiatives continue to play a key part in the re-shaping of the AHB sector. The **ICSH Collaboration Programme** is now in its third year and to date has supported more than 20 projects, the majority of which have been takeovers of smaller AHBs by larger bodies. These takeovers have allowed for an orderly transfer of management responsibility and also given the departing AHB an opportunity to engage with potential partners on areas of concern pre-transfer. Other projects have included stock transfers, mergers and capacity building projects through shared service provision.

Many collaboration initiatives which were supported through the programme in 2022 came to a conclusion during 2023.

Due to ongoing issues such as board renewal and increasing regulatory complexity, it is expected that there will be a growing need for partnerships in coming years. As projects progress, there are learnings available for the sector that will prove useful for future projects. Early engagement with key stakeholders, robust project management that defines the timeline for transfer completion and allowing time for legal and due diligence have proved critical to the success of the AHB sector's collaboration programme.

## Housing Management

Increased HSE engagement, addressing anti-social behaviour and input to the **National Housing Strategy for Disabled People** were some key areas taken on by the **Housing Management and Supported Housing Working Group**. The impact of regulatory obligations on sector capacity and resources were also noted. Crucial issues included the cost-of-living crisis and energy poverty, housing adaptation grants, the commencement of the assisted Decision Making (Capacity) Act and ICSH's Tenant Satisfaction Survey 2023, as well as the wider discussion around funding options for supported housing.

## Communicating the Sector

The ICSH Communication Plan 2023-2024 was a key piece of work developed and then workshopped with the **Communication Working Group** in 2023. The sector-wide plan – with the Communications Working group as key member stakeholders – is informed by the ICSH Strategic Plan 2022-2026 high level strategic objectives and specifically *Objective 3: Promoting strong representation and innovation in the AHB sector and its work.*

Some of the challenging media coverage faced by the sector included ongoing coverage of social housing turnkey purchases and its impact on first-time buyers. Discussion continued through 2023 within the working group on communicating diversity within the AHB tenant community and the challenges for the sector. The AHB sector continues to face negative messaging from an (albeit smallish) group of anti-migrant/far-right individuals. A workshop/training event was subsequently organized for 2024 on understanding extremism and building a positive housing message. The ICSH 2023 **Social Housing Tenant Satisfaction Survey** was launched in November 2023. A total of 549 interviews were completed during October 2023 from 17 different participating AHBs. Against a backdrop of increased cost of living and unprecedented demand for affordable rental housing, the 2023 survey results were reassuring with overall tenant satisfaction in AHB management practices and service delivery at 84%.

## ICSH Policy Activity, Submissions and Stakeholder Briefings 2023

In 2023, the ICSH made numerous submissions on a range of policy issues important to our members. These included:

- ICSH Pre Budget Submission 2024
- ICSH ongoing submissions the CREL review
- ICSH submission to the DSP pre budget consultation
- ICSH submission to the Review of the Rental Sector
- ICSH submission on Review of RAS scheme
- Legacy issues workshop

## Representing and Promoting the Sector

- Minister for Housing High Level Group on 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: Housing Europe is the European Federation of Public, Cooperative & Social Housing
- Feantsa: European Federation of National Representative Organisations working with the Homeless





# Services to Members 2023

## ICSH National Social Housing Conference 2023

The 2023 ICSH National Social Housing Conference (sponsored by AIB) **From Vision to Reality: Transforming Communities Through Placemaking with Social and Affordable Housing**, took place in Clayton Whites Hotel in Wexford in October 2023. The focus was on **placemaking and the role of social housing in creating vibrant communities**, revitalising urban and rural

neighbourhoods and adding value through innovative design, management, inclusion and engagement. The conference was opened by ICSH President, Tina Donaghy with a video address by Minister Darragh O'Brien in which he expressed his appreciation and enthusiasm for the growth in our member AHBs' social housing and cost rental delivery.





The opening session led with **Ramon Marrades, Director Placemaking Europe**, during which he outlined his thoughts on placemaking urbanism focusing on a right to the city, innovation and long-term strategy. Further discussion topics included compact settlement walkability and the relationship between people and their environment. Additional sessions included addressing dereliction, supported housing in the heart of communities (featuring **Frank van Dillen of Dementia Village Associates, Holland**), delivering affordability and cost rental, and the future path(s) of the AHB sector: direction, organisation and regulation.

A record number of more than **400 delegates** attended the conference. Moving away from PowerPoint presentations, the 2023 conference focused on speakers' personal inputs and vibrant panel and audience Q&A. As always, engaging parallel sessions over the two-day conference ensured all delegates had an opportunity to communicate their perspectives on the opportunities and challenges for the AHB sector.

### Community Housing Awards 2023

This year we celebrated our 12th Community Housing Awards. The ICSH was again delighted to partner with **our sponsor Allianz** in this exceptional competition to recognise distinction and excellence in public housing design, development and delivery. The awards were presented at the ICSH Biennial National Social Housing Conference dinner by **RTE's Anne Cassin**.

**Dún Laoghaire-Rathdown County Council** secured the overall national winner award with their **Enniskerry Road 'Woodside'** cost rental project, the first of its kind and an exemplar demonstration project, effectively green lighting the expansion of the cost rental model. What stood out for judges was the partnership that delivered very high-quality design, landscaping and communal spaces. The project's development partnership has also led to the growth of a **very effective management partnership between scheme managers Respond and Tuath Housing Associations**.

Members of the public voted in their droves to secure a win for **Thurles Lions Housing Association's Stanwix Village** in Thurles for the **Public Choice Award 2023**. Receiving the highest number of votes, the development of 19 housing units necessitated the complete refurbishment of the former Stanwix Home, a unique Alms House (and protected structure) constructed in 1889, in addition to the construction of new accommodation. The development provides independent and

supported accommodation for the most vulnerable in the Thurles community in a secure, town centre location and in a semi-supported setting.



*Dún Laoghaire Rathdown County Council secured the overall national winner award for the Enniskerry Road 'Woodside' cost rental development at the Irish Council for Social Housing Community Housing Awards 2023, sponsored by Allianz. Pictured are Paddy Gray Chairperson Tuath Housing, Niamh Randall Head of Advocacy and Communications in Respond, Marie McNamara, Development Manager Tuath Housing, Catherine Keenan, Director of Housing Dún Laoghaire Rathdown County Council and James Gleeson of Allianz (Community Housing Awards sponsor).*



*The Stanwix Village Thurles, an historic supported housing project scooped the Public Choice Award at the Irish Council for Social Housing Community Housing Awards 2023, sponsored by Allianz. Pictured alongside James Gleeson of Allianz are John McCormack, Anne Bolton, Martin Taylor, Michael Landers and Tommie Bourke from Thurles Lions Trust Housing Association.*



*Donal McManus, ICSH CEO and Awards host, RTÉ presenter, Anne Cassin launching the ICSH Allianz Community Housing Awards 2023.*

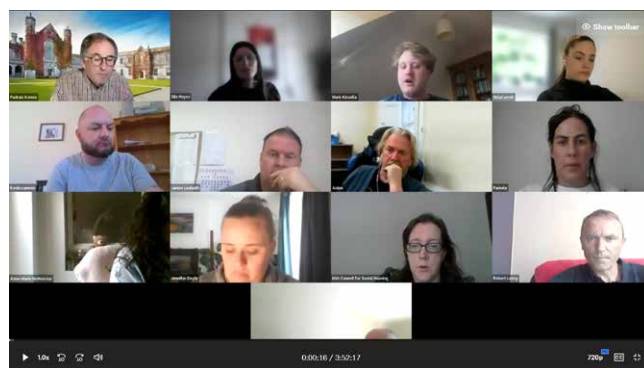
### Group Insurance Scheme

2023 was yet another highly successful year for the ICSH Group Insurance Scheme, administered by **BHP Insurance** and underwritten by Allianz. Close to **200 approved housing bodies** had **comprehensive tailored insurance cover** provided under the scheme. Under-insurance is increasingly becoming an issue across the entire insurance industry therefore members are advised to review their insurance requirements, especially rebuild costs in the current environment.



### Education and Training

In 2023, we again partnered with the **Chartered Institute of Housing** to deliver their **Certificate in Housing**. 19 students successfully completed this challenging and engaging course which comprises modules on **housing policy, housing management, housing law, housing need and demand, finance for housing as well as a more reflective module on professional skills for housing**. The ICSH is proud to continue its long-established work of providing dedicated training to social housing professionals and contributing to the educational development of the sector.



*Students from our member AHBs participating in the CIH certificate in Housing. Here, Housing law, delivered by Professor Padraic Kenna NUI Galway School of Law.*

### Seminars

Throughout 2023, we developed our offering of targeted single day and shorter training seminars delivered both online and in person. We partnered with expert speakers from the **Housing Agency, Allianz, the Cork Traveller Culture Awareness Initiative, Impart Links** and **AHBRA** to deliver relevant training sessions. In 2023, our training topics included Traveller cultural awareness for housing providers, a series of detailed **webinars on CALF and P&A**, insurance issues for AHBs particularly looking at reinstatement costs, **multi-unit developments and OMCs** as well as delivering another summer series of online introductory webinars focusing on **tenant engagement, regulation, cost rental and asset management**.



## Garda Vetting

2023 was another very busy year for the ICSH's Garda vetting service as we processed **810 vetting applications**. Since 2010, the ICSH has been facilitating the Garda vetting of staff and volunteers that work for our member organisations by operating as a registered organisation with the National Vetting Bureau for our 270 affiliated members. The 2012 legislation underpinning Garda vetting commenced in 2016 and, since then, vetting is only available to staff or volunteers carrying out certain categories of "relevant work". Please contact the ICSH to discuss your Garda vetting requirements.

## ICSH Website Recruitment Service

The ICSH website recruitment service is going from strength-to-strength. In 2023, our member AHBs and sector stakeholder organisations advertised 134 housing job vacancies via our website. [icsh.ie](http://icsh.ie) generally ranks number one on Google for 'housing jobs' searches. So, this is a great value-for-money service that we're very pleased to continue providing for our members in the expanding AHB sector.



## ICSH AGM 2023

The **ICSH Annual General Meeting 2023** was held in the Ashling Hotel Dublin on 4th May, at which we also launched the Housing Association Activity Report 2022. The event was well attended, with about 50 representatives from our member organisations. Pat Doyle resigned as ICSH President and Tina Donaghy, Director of Development & New Business, Fold Housing Association, took up the position of ICSH President. A video prerecord from the Minister for Housing, Local Government and Heritage, Darragh O'Brien followed, in which he saluted the work of the ICSH and our member AHBs' record delivery of 4,949 homes in 2022. He also expressed his appreciation and recognition of Pat Doyle's enormous contribution to the housing sector.





## AHB Activity Report 2022

Launched at our AGM 2023, the **AHB Activity Report 2022** recorded the housing association/AHB sector providing **4,949 new social and cost rental homes in 2022**, 44% of total social housing and 69% of total cost rental delivery. ICSH CEO, Donal McManus said that ‘alongside local authorities, our AHB members have ensured that more than one third of all new housing delivered in 2022 is social and affordable cost rental housing. It is important that this trend continues. With stability in the housing market, the AHB sector is forecast to grow at current rates to **90,000 permanent social rented homes in management by 2030** as well as increased cost rental homes for median income households.’



## ICSH Regional Stakeholder Events 2023

The stakeholder engagement meetings provided a space for networking and relationship building. Four events took place through April and May in **Carrick-on-Shannon, Kilkenny, Mayo, and Limerick**, attracting over **200 attendees** (including directors of services for housing and housing staff from local authorities, DHLGH officials from the CAS, CALF and Social Inclusion sections; Uisce Eireann, BHP Insurance providers and key HSE staff working with the sector). The local authorities, as our key stakeholders, were core to making these events effective and engaging. At the meetings, the group discussion was informed by a ‘common agenda’ established during conversations with members and stakeholders. **Key issues included: regulation costs and supports; ongoing challenges with the RTB; collaboration; decongregation and the HSE; nominations and allocations; vacancy and dereliction; SEAI Grants; land and linking with the LA/LDA; out of mortgage properties; housing with care; policies and templates for smaller bodies.**



Tom Gilligan Mayo County Council and Jerry Cowley, Mulranny Day Centre Housing, working together on new housing delivery for older people.



## International Social Housing Festival Barcelona - Next Stop ISHF Dublin 2025

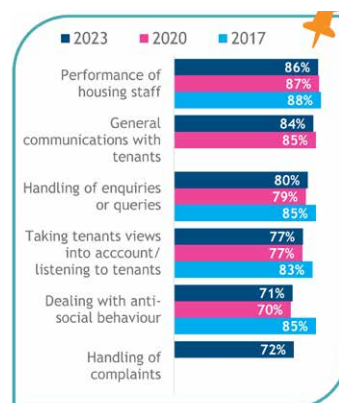
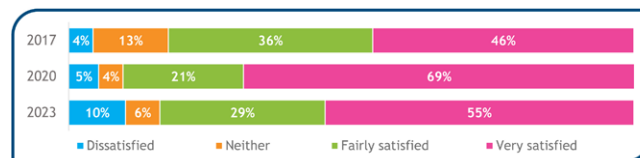
A delegation of ICSH representatives, including President Tina Donaghy, CEO Donal McManus and Director of Policy Ailbhe McLoughlin alongside Cooperative Housing Ireland staff attended the fourth **International Social Housing Festival (ISHF) in Barcelona**. The ISHF is an initiative of Housing Europe (the EU federation of social housing federations), of which the ICSH and Cooperative Housing Ireland (CHI) are members. We presented in Barcelona to outline why Dublin was the perfect choice for the 2025 festival. There were up to **2,000 delegates attending** in Barcelona from across the world, and Minister Darragh O'Brien accepted the handover in Barcelona to Dublin for ISHF 2025. ICSH and our stakeholder group are currently working on the programme and logistics for **ISHF Dublin 2025**.



## 2023 Social Housing Tenant Satisfaction Survey

Published in November 2023 and against a backdrop of increased cost of living and unprecedented demand for affordable rental housing, the 2023 survey results are reassuring with overall **tenant satisfaction in AHB management practices and service delivery at 84%**. As in our previous (2020) survey, results demonstrate that the quality of housing is thought to be the most important at 99% (93% in 2020), closely followed by an efficient repairs service at 97% (88% in 2020) and the upkeep of any communal areas at 95% (82% in 2020). At the launch, ICSH CEO Donal McManus said that 'ICSH AHB tenant satisfaction surveys are an effective quality mark for our members in the homes they provide.'

At the launch, Fold Housing tenant Imelda Doyle said '**Our collective strength lies in our diversity. Individually it makes us more tolerant**'.



Fold Housing tenant, Imelda Doyle.



# Member Activity 2023

ICSH member approved housing bodies deliver housing locally and nationally and provide additional services that support individuals' capacity to enjoy their right to full participation in the areas of education, health, employment, social integration and inclusion, housing rights and the environment. Our members have always known that good quality homes underpin the ability to enjoy life to the full.

**In 2023, almost 12,000 social homes were delivered by local authorities and AHBs in 2023.**

This is the highest level of social housing output in almost 50 years and is a very positive indicator of lessons learned, and a renewed commitment to growing and safeguarding the stock of affordable rental homes for households in Ireland through the 21st century and beyond. **The AHB sector delivered 5,638 social homes in 2023: that's 47% of all social housing in 2023.** In addition, **286 cost rental homes were completed by AHBs** in 2023 of a total of 966.



Total social homes

# 11,939

delivered in 2023 by approved housing bodies and local authorities



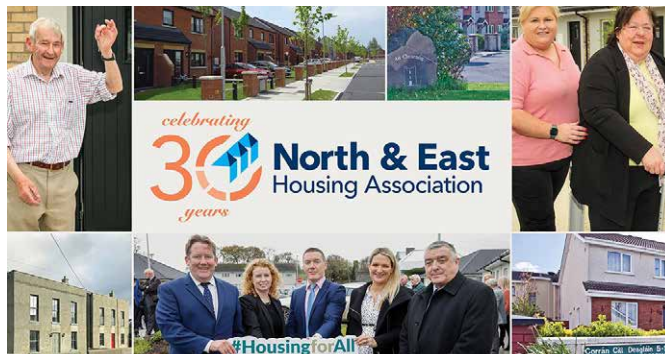
AHBs delivered

# 5,638

social homes in 2023, **47%** of all social housing delivery

## Securing Affordable Rental Homes for Households Big and Small

North & East Housing launched 21 two- and three-bed homes in Ballylinan, Laois, delivered in partnership with Laois County Council, HFA and the Department of Housing, Local Government and Heritage. 2023 was a milestone year for North & East Housing Association. Established 30 years ago, the organisation has spread into communities across 11 local authority areas with some 750 homes in management.



**112 new social homes in the heart of Blackpool, Cork City**, developed and managed by **Clúid Housing and Clann Housing**. Clúid's age-friendly offering. The development is composed of 112 one-, two- and three-bed apartments and a community space, with 36 homes specially designed to suit the needs of older residents.







**Cooperative Housing Ireland (CHI)** Launched their largest scheme with 208 social homes in Bray, equivalent to the annual social housing delivery of a county the size of Wicklow. **CHI marked its 50th anniversary in 2023**, a national organisation with more than 5,000 homes and community-building in 24 counties.



The **Slí na Coille, Clúid Housing development in Tramore**, Waterford is a mix of houses, apartments and duplexes for 27 families. The Slí na Coille development brings the total number of homes in Waterford owned or managed by Clúid to 231.



## More than Bricks and Mortar – Housing with Additional Supports

**Marillac launched Hollystown, Dublin 15, home to four adults living with disability.** This project funded by Fingal County Council under the Capital Assistance Scheme (CAS) involved the acquisition of the house itself together with a programme of works to bring it to the required standard to house people living with disability in a communal setting. Marillac's Manager Aisling Flynn spoke about the importance of these single housing projects in the middle of integrated established communities.



**Housing Association for Integrated Living** secured their first Part V homes in 2023. The three apartments in South County Dublin were delivered in partnership with Dun Laoghaire Rathdown County Council.



**Coulter Close in Dundalk** is a seven-home supported living development that will provide long-term accommodation tailored to individuals with specific needs. This supportive living project is a collaboration between **Tuath Housing**, Louth County Council, HSE, **St. John of God Northeast Services**, and Inclusion Louth, a local charity supporting families dealing with various intellectual disabilities.







**Galway Simon Community is developing 10 homes** in Galway City with full accessibility for **older people and for people who have compromised mobility** or who are wheelchair users. The apartments are universally accessible and designed to enable people to live independently and thrive in their community.



**Focus Housing launched a 20-unit Development in Dublin 7.** The development uses the **Meascan Model of intentional social mix in housing** which includes people leaving homelessness who may need ongoing support and others from the housing waiting lists who just need a home.



## Creative Financing

In May, Oaklee announced the successful conclusion of a **deal with AIB Corporate Banking to re-finance an existing portfolio of five Leinster-based scheme assets**. The deal, the first of its kind between Oaklee and AIB, was valued at €11 million and will not only enable further investment in Oaklee assets but will also facilitate the enhancement of their resident services and support the future growth of the company.



In August, Minister of State at the Department of Finance, Jennifer Carroll MacNeill TD, visited the Parklands development in Citywest. **52 new Tuath Housing social homes** delivered utilising Capital Advance Leasing Facility (CALF) funding from the Department of Housing and private finance from the **Credit Union AHB Fund**.

## Building Communities

"Beyond the Ball" is a partnership between the Rio Ferdinand Foundation (RFF) and the International Fund for Ireland (IFI). Launched in August 2023, the partnership works across Donegal, Leitrim, Louth, Sligo, Antrim, Tyrone, Fermanagh, and Derry. **Oaklee**, as a strategic partner is helping to support the Rio Ferdinand Foundation deliver meaningful opportunities to unite young people from different communities throughout Ireland, North and South.



In 2023, over 320 homes were successfully completed as part of the **Beneficiaries of Temporary Protection (BOTP) Rapid Build Program**. The Program is a collaborative initiative, undertaken by the Department of Children, Equality, Disability, Integration and Youth (DCEDIY), the Office of Public Works (OPW), **Tuath Housing Association**, International Organisation for Immigration (IOM), John Sisk & Son and **DePaul Ireland**.

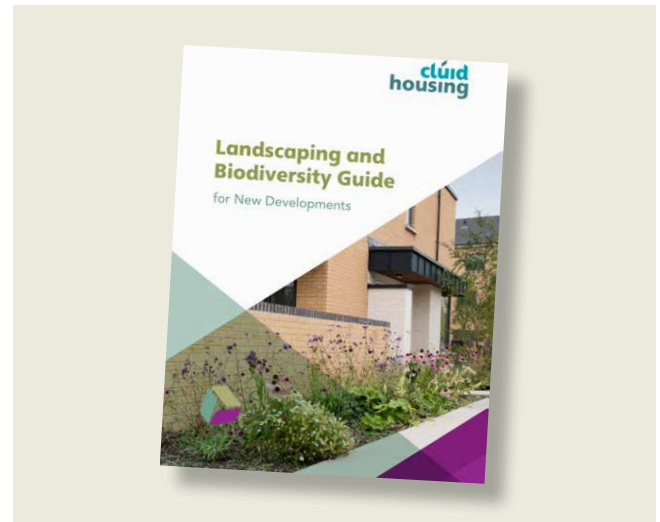


In 2023 Oaklee, in collaboration with the **Oaklee Resident Forum** and guided by independent champions of community participation, **Supporting Communities**, launched its most comprehensive **Resident Engagement Strategy** to date.



## Researching the Needs of the AHB Sector

In March 2023, **Anvers Housing** presented the findings of its **Future Housing Group (FHOG) Study** at the **14th World Congress on Brain Injury** in the **Convention Centre Dublin**. The Study addressed gaps in the knowledge of specific requirements that maximise the quality of life and the rehabilitation potential of the person with brain injury/stroke in their home.



**Clúid Housing** launched a new Landscaping and Biodiversity Guide for Builders and Developers, the most comprehensive guide of its kind for the building industry in Ireland.

**Clúid Housing, Respond and Circle VHA** in collaboration commissioned Just Economics to develop a bespoke measurement framework to **capture the broad reaching activities and social impacts of AHBs operating in Ireland**, and their potential role in creating and supporting sustainable communities beyond the social and affordable homes they deliver.

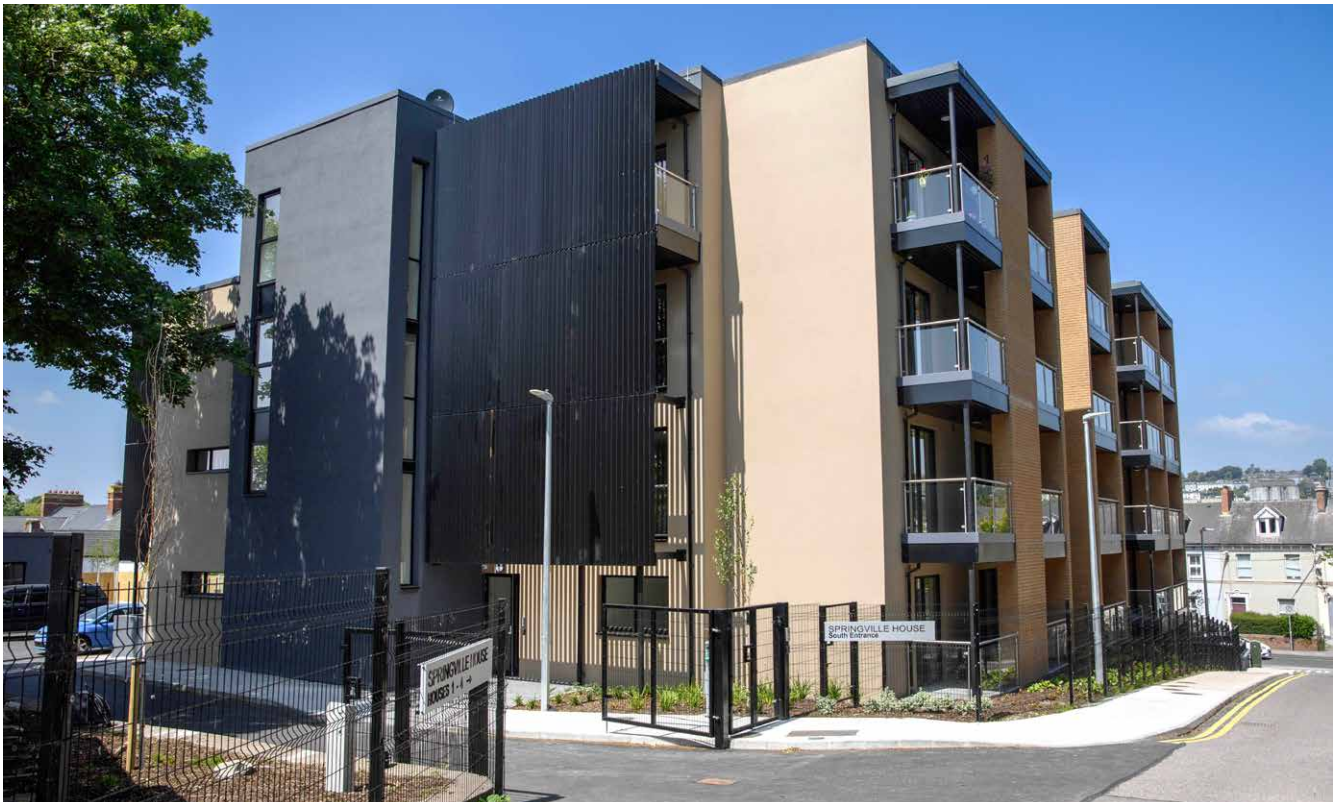
The **Housing Alliance** launched its ground-breaking report on **“Decarbonising Social Housing”**. Key findings and insights include: energy retrofits and challenges to finance; shifting focus from saving energy costs to positive climate action; decarbonisation is an opportunity to end fuel poverty; AHBs are ideal aggregators for retrofit projects.



## Regenerating, Refurbishing and Reducing Emissions

**EnergyCloud launched a pilot initiative to provide free hot water to Clúid Housing homes using surplus renewable energy.**

A collaboration between not-for-profit EnergyCloud, and Amazon Web Services (AWS), it will enable families in 1,000 Clúid Housing homes to receive free tanks of hot water via an EnergyCloud smart device. The device uses surplus renewable energy to heat immersion tanks.



**Tuath and Cork City Council delivered** Springville House in 2023, a complex redevelopment program in Cork City Centre **converting a vacant and derelict 1970s office block into a modern, residential apartment complex.** The result is an age friendly 'Rightsizing' scheme that is specifically designed to cater to the needs of its residents, bringing a new vibrancy to a well-established community and opening up larger, privately owned, and social housing homes to families that require more space.





**Peter McVerry Trust delivered nine new social housing apartments at a former Christian Brothers School on Main Street, Charleville, Cork.** The school has been a landmark on Charleville's Main Street since 1866 and was attended by President Éamon de Valera for three years between 1896 and 1898. The old building had a BER rating of G, but all apartments have been upgraded to a high BER rating, B1 or A3.



The **Thurles Lions Trust Stanwix Village refurbishment** was launched in 2023. The Stanwix Village consists of 19 homes, now home to 20 people and a community centre. The development refurbished the Stanwix Home and the Trust also built six new homes on the site.



**16 one- and two-bedroom apartments were launched by Focus Housing Association** in Grand Parade Quarter of Cork City. In addition to the apartments, the project renovated the office space for Focus Ireland on the ground floor. The new homes are on a site that was previously a vacant commercial premises at ground floor-level and derelict above.



## Rolling-out Cost Rental

As part of Tuath's on-going delivery program of cost rental housing, 34 A-rated apartments were completed at Ferrard Court in Drogheda, while 21 homes were delivered at Farranshock Park in Mullingar.





**Respond launched 13 three-bed cost rental houses in Mooretown, Swords, Co. Dublin.** Interest in cost rental has been huge. In the case of these Respond homes, Journal.ie reported that 575 applied to be entered into the lottery in just three days. Applications opened in 2023 for a **Respond 55-home cost-rental development in Mariner's Way, Rush, Co. Dublin.** 19 one-bed apartments were made available at €910, 29 2-bed apartments at €1,155 and seven two-bed houses at €1,260.



**Circle VHA** launched their 34 terraced and semi-detached houses in phase 1 and 2 at **The Mills, Castletroy, Limerick.** At, €1,278, these three-bed homes are at least 29% below market rent (Q3 2023). Circle also launched 29 cost rental one- and two-bed apartments, two bed houses, and two- and three-bed duplexes in **Lanestown View, Donabate, Dublin.** These A2 rated homes have been offered at rents of €1,162.50-€1,537.50 per month, a 33% discount on current market rates.

# ICSH Governance 2023

## ICSH Board Meeting Attendance Record 2023

Board Member Name	Organisation	Position/Tenure	25th Jan 2023	22nd March 2023	12th July 2023	20th September 2023	29th November 2023
John Hannigan	Circle VHA		N/A	A	A	✓	✓
Martin Loughran	Tuath Housing		✓	✓	✓	A	✓
Jan Mingle	Focus Housing Association		✓	✓	A	A	✓
Niamh Randall	Respond		✓	✓	✓	✓	A
Eimear O'Hagan	HAIL		✓	✓	✓	✓	✓
Tina Donaghy	FOLD Housing	Vice President (appointed Interim Chairperson May 2023)	✓	✓	✓	✓	✓
Pat Doyle	Peter McVerry Trust	President (resigned May 2023)	✓	✓			
Gene Clayton	Dublin Simon		N/A	N/A	N/A	N/A	N/A
Tim Crowley	O'Cualann Co-Housing Alliance		N/A	N/A	N/A	N/A	N/A
Dan Boyle	Carbery Housing Association		✓	✓	✓	✓	✓
James Rocke	Western Care	Treasurer	✓	✓	✓	✓	✓
Francis Doherty	Peter McVerry Trust	Appointed July 2023; resigned January 2024				A	N/A
Oliver O'Loughlin	Public sector engagement		✓	A	✓	A	✓
Will Chambre	Communication/ Public affairs		✓	✓	A	✓	✓

✓ - Present      A - Apologies      N/A - Non Attendance

## ICSH Governance 2023 (continued)

### ICSH Council Meeting Attendance Record 2023

Name	Position	Organisation	Mar-23	Jul-23	Sep-23	Dec-23
Dan Boyle		Carbery Housing Association	✓	✓	✓	
Nuala Delaney Whelan		Ballycastle Housing Association		✓		
Frank Gunter		Inagh Housing Association	✓	✓	✓	✓
Teague McFadden		Ardara Sheltered Housing Association	A	✓	✓	A
James Rocke		Western Care	✓	A	✓	✓
Gene Clayton		Dublin Simon				
Tim Crowley		O'Cualann Co-Housing Alliance				
Phillip Morrison-Gale		Camphill Communities Ireland	✓			✓
John Joe Higgins		Peter Triest Association CLG	✓	A		
Naoimh O'Brien		Foscadh Housing Association	✓	✓	✓	✓
Geoff Corcoran		Sophia Housing				
Tina Donaghy	Interim Chair	Fold Ireland	✓	✓	✓	✓
Pat Doyle	Chair	Peter McVerry Trust(Resigned May 2023)	✓			
Eimear O'Hagan		HAIL	✓	A	✓	✓
Aidan Culhane		The Iveagh Trust	✓	✓	✓	✓
John Hannigan		Circle VHA				
Martin Loughran		Tuath Housing		✓	A	A
Jan Mingle		Focus Housing Association	✓	✓		
Niamh Randall		Respond		✓	A	✓
Francis Doherty		Peter McVerry Trust (joined July 2023)				
Tony O'Riordan		Sophia (joined July 2023)		A		

✓ - Present      A - Apologies      N/A - Non Attendance



# Statement of financial position

As at 31 December 2023

	Note	2023 €	2023 €	2022 €	2022 €
<b>Fixed assets</b>					
Tangible assets	8		20,834		23,398
			20,834		23,398
<b>Current assets</b>					
Debtors: amounts falling due within one year	9	32,305		76,047	
Cash at bank and in hand	10	1,134,396		902,174	
		1,166,701		978,221	
<b>Current liabilities</b>					
Creditors: amounts falling due within one year	11	(176,000)		(101,949)	
<b>Net current assets</b>			990,701		876,272
<b>Total assets less current liabilities</b>			1,011,535		899,670
<b>Net assets</b>			1,011,535		899,670
<b>Capital and reserves</b>					
Profit and loss account	14		1,011,535		899,670
<b>Total reserves</b>			1,011,535		899,670

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:

**Christina Donaghy** (Interim Chairperson)

**James Rocke** (Treasurer)

# Notes to the financial statements

For the financial year ended 31 December 2023

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

	2023 €	2022 €
Grant-in-aid (Note 13)	565,000	565,000
Affiliation fees	333,480	289,080
Deferred grant income released	29,710	6,963
Pobal SSNO *	38,586	47,751
Sponsorships/donations	56,132	48,368
C&V Social partnership **	30,144	30,144
Other income	13,634	3,833
Education and training programme fees	26,645	27,116
Seminars and conferences	166,853	118,990
Sales/service/consultancy	18,525	44,264
Deferred training fees released	37,440	23,424
Collaboration Programme	422,300	192,058
HFA funding***	18,750	-
	<b>1,757,199</b>	<b>1,396,991</b>

## Administration expenses

	2023 €	2022 €
Part Salary Compliance Officer/C&V Pillar	30,144	30,144
Part Salary Development Officer/Capacity Building Co-Ordinator/POBAL	38,586	47,751
Staff salaries	617,827	542,355
Employees PRSI	74,481	69,384
Staff pension costs - defined contribution schemes	30,946	24,535
Meetings, travel and subsistence	11,353	17,762
Research and consultancy	5,593	33,890
Printing and stationery	8,540	9,774
Communications	11,530	31,382
General office expenses	14,501	26,023
Advertising and promotion	13,039	15,709
Legal and professional	24,114	3,980
Auditors' remuneration	9,394	9,448
Bank charges	681	428
Bad debts	6,330	(83)
Rent - operating leases	80,002	75,000
Insurances	21,683	18,001
IT and other service contracts	11,292	6,420
Depreciation - fixtures and fittings	7,839	11,965
Planned maintenance expenditure	5,159	8,632
Education and Training costs	33,686	44,522
ICSH Affiliation costs	12,511	7,750
Conference and seminars	106,507	82,084
Utilities	10,178	7,584
Collaboration Programme	399,628	192,058
International Social Housing Festival	50,000	-
Regional/County meetings expense	9,790	7,863
	<b>1,645,334</b>	<b>1,324,361</b>

**\*POBAL SSNO 2019-22 and SSNO 2022-25.** 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. ICSH received grants under the scheme amounting to €38,586 in 2023 (2022: €47,751) towards the salary payment of the ICSH Housing Development Officer and Building Capacity Co-Ordinator.

**\*\* C&V Pillar** As part of the Funding Scheme for Members of the Community & Voluntary Partnership, the ICSH received a Social Partnership Grant of €30,144 in 2023 (2022: €30,144) towards the salary payment of the ICSH Social Partnership Dialogue Co-ordinator.

**\*\*\* 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 over a two-year period from Q4 2023 to Q3 2025 is the provision for the employment of ICSH Financial Lead.

**Department of Housing, Local Government and Heritage - Grant in Aid** The work of the ICSH is part supported by Grant in Aid received 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 2023 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.

**Department of Housing, Local Government and Heritage – Collaboration Programme** Collaboration Fund which was 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



An Ghníomhaireacht  
Airgeadais Tithíochta  
Housing Finance Agency

# List of ICSH Members 2023

## 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 Ltd  
 Ardagh Voluntary Housing Association  
 Ardara Sheltered Housing Association CLG  
 Ardfallen Sheltered Housing  
 ARK Housing Association  
 Arlington Novas Ireland CLG  
 Ashbourne Care  
 Associated Charities Trust CLG (ACTS)  
 Attymass Voluntary Housing CLG  
 Avista

### B

Ballycastle & District Voluntary Housing  
 Ballydesmond Sheltered Housing CLG  
 Ballyhaunis Social Housing CLG  
 Ballyhooly Sheltered Housing Association CLG  
 Ballymacarbry Elders Housing Association Ltd  
 Banada Tourlestrane Housing Association CLG  
 Bandon Geriatric and Community Council  
 Banner Housing Association CLG  
 Bantry Care for the Aged Association CLG  
 Belcarra Community Co-Operative Society  
 Bergerie Trust CLG

Bishopstown Senior Citizen Housing Association CLG

Brabazon Trust

Bréifne Social Housing Association

Brickens Logboy Tulrahan Housing

Bunclody Day Care Services CLG

### C

Cabhrú Housing Association  
 Caisleán Nua Voluntary Housing Association  
 Callan Community Voluntary Housing  
 Camphill Communities of Ireland  
 Cappamore Housing Association CLG  
 Carbery Housing Association CLG  
 Carnew Community Care CLG  
 Carracastle Voluntary Housing Association  
 Carraig Dubh Housing Association  
 Carriglea Cáirde Services  
 Castleblayney Care Housing Association  
 Castleblayney Trust for the Homeless, Needy & Unemployed  
 Castlecomer Housing Association CLG  
 Castletownbere Community Care and Housing Association CLG  
 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  
 Cluáinín Voluntary Housing Association  
 Clúid Housing Association  
 CoAction  
 Coiste Tithe Uibhe Laoire Teo

Colliery Christians Voluntary Housing Association

Comhlacht Tithe Soisialta Agus Forbairt An Tsulain Teo

Conna Community Council Housing

COPE Foundation (Cork)

COPE Galway

Cork Mental Health Housing Association

Cork Simon Community

Corran-Deel Voluntary Housing Association

County Donegal Parents and Friends Housing Association CLG

County Wexford Community Workshop (Enniscorthy) CLG

Crosscare

Cuan an Chláir

Cuan Saor Women's Refuge & Support Services CLG

Culfadda Housing Association CLG

Cumann Tithíochta na Dromoda Teo

Cumann Tithíochta Sóisialta an Bhreacadh Nua

Curlew Housing Association CLG

### D

Daisyhouse Housing Association CLG  
 Danesfort Housing Association  
 Dara Voluntary Housing Association  
 Disabled People of Longford Housing Association CLG  
 Donegal Women's Voluntary Housing Association CLG  
 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  
Enniscorthy Community Housing CLG

## F

FHIST Voluntary Housing Association CLG  
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 CLG  
Galway Simon Community  
Gheel Autism Services CLG  
Good Shepherd Centre (Kilkenny) CLG  
Good Shepherd Services  
Grantstown Voluntary Housing Association  
Guardwell Sheltered Housing CLG

## H

Habinteg Housing Association (Ireland) CLG  
Hearth and Mind CLG  
Housing Association for Integrated Living CLG (HAIL)  
Hugh Gore Institute CLG

## I

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

## J

John Nash Charity Sheltered Housing  
JPC Housing Association CLG

## K

KADA  
Kerry Emigrant Support Housing Association CLG  
Kerry Mental Health Association CLG  
Kerry Parents and Friends Association  
Kilanerlin Sheltered Housing Association CLG  
Kilbolane Voluntary Housing Association CLG  
Kilcorney Community Development Association CLG  
Kildare North Sheltered Housing CLG  
Kildorrery Voluntary Housing Association CLG  
Kilkee Housing Association CLG  
Kilkenny Voluntary Housing Association CLG  
Killeshandra Housing Association CLG  
Killimor Parish Housing Association CLG  
Kilmaley Voluntary Housing Association CLG  
Kilmihil Community Housing Association CLG  
Kilmovee Community Housing CLG  
Kilnaleck Sheltered Homes  
Kilworth Community Housing Association CLG  
Kingsriver Housing Association CLG  
Kiskeam & District Action Group CLG

## L

Lapp's Charity  
L'Arche Ireland  
Leighlinbridge Housing Association CLG  
Lisdoonan District Housing Association CLG  
Little Sisters of the Poor  
Loch Gowna Housing Association CLG  
Lord Blaney Trust

## M

Macroom Senior Citizens Housing Development  
Mallow Sheltered Care CLG  
Marillac Housing Association CLG  
Mayo Abbey Parish Housing Association CLG  
Meath Women's Aid Housing Association CLG  
Merrick House DAC  
Mid Offaly Housing Association  
Midlands Simon Community  
Midleton Lions Club Housing Association CLG  
Millstreet & District Housing Association CLG  
Missionaries of the Sacred Heart  
Mitchelstown Senior Citizens Project CLG  
Monaghan Housing Association CLG  
Monaghan Parents and Friends of Persons with an Intellectual Disability CLG  
MooreHaven Centre  
Mount Carmel Community Trust CLG  
Mountbellew Voluntary Homes Association CLG  
Mountmellick Voluntary Housing Association  
Muff Sheltered Housing Association CLG  
Muiríosa Foundation CLG

## N

Nás na Ríogh Housing Association CLG  
National Association of Housing for Visually Impaired CLG  
Nazareth Housing Association CLG  
Nenagh Voluntary Housing Association  
New Hope Residential Centre  
Newgrove Housing Association CLG  
North and East Housing Association CLG  
North Connemara Voluntary Housing Association CLG  
North West Simon Community

## O

Oakdene House CLG  
Oaklee Housing CLG  
Oasis Housing Association CLG  
Orione Care  
Owning Care for the Elderly

## P

Pace Housing Association CLG  
Peamount Housing CLG  
Peter McVerry Trust CLG  
Peter Triest Housing Association CLG  
Phibsboro Aid  
Praxis Housing Association CLG  
Prosper Fingal Housing Association CLG

## R

Rathangan Senior Citizens Housing Association CLG  
Rathkeale Sheltered Housing Association CLG  
Rathmore Social Action Group  
Ratoath Independent Living Initiative CLG Respond  
Rights for the Elderly VHA CLG  
Roscara Housing Association  
Rosedale (Kilmacow) Voluntary Housing Association  
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  
Senior Citizens Concern CLG  
Shanbally Housing Association CLG  
Skibbereen Geriatric Society CLG  
Slí Eile Housing Association CLG  
Slínua Housing Association CLG  
Slieverue Community Housing Association  
Sligo Social Service Council CLG  
Society of Saint Vincent de Paul

Sonass Domestic Violence Charity CLG  
Sophia Housing Association  
Sophie Barat Residence  
South East Galway Housing Association CLG  
South East Simon Community  
St. Christopher's Housing Association (Longford) CLG  
St. Dominick's Housing Association CLG  
St. Francis Housing Association CLG  
St. Ita's Voluntary Housing and Day Care CLG  
St. John's Home for the Elderly  
St. Killian's Housing Association CLG  
St. Mary's (Kilkenny) Voluntary Housing Association  
St. Michael's House Housing Association  
St. Patricks Dwellings For the Elderly (SPADE)  
STEER Housing Association  
Sue Ryder Foundation (Ireland) CLG  
Sunbeam House Services CLG

## T

Tabor House Trust CLG  
Tabor Lodge Addiction and Housing Service 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 CLG  
Temporary Emergency Accommodation Mullingar (T.E.A.M.)  
The Iveagh Trust  
The Paddy McGrath Housing Project  
The Royal Hospital Donnybrook Voluntary Housing Association CLG  
The Salvation Army  
Thomastown Voluntary Housing Association CLG

Thomond Housing Association CLG  
Thurles Lions Trust Housing Association CLG  
Tinteán - Carlow Voluntary Housing Association  
Títhe Cois Trá (Lacken Housing Association)  
Tooreen Housing Association CLG  
Tuath Housing  
Tullaherin Bennettsbridge Voluntary Housing Association CLG  
Tullamore Housing Association CLG

## 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 CLG

## Trade Membership

Campbell Tickell

## Supporting Bodies

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

## Associate Membership

Radius Housing Association  
St. Patrick's Trust  
Supporting Communities  
Voluntary Housing Support Services CLG







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