



ANNUAL REPORT 2024

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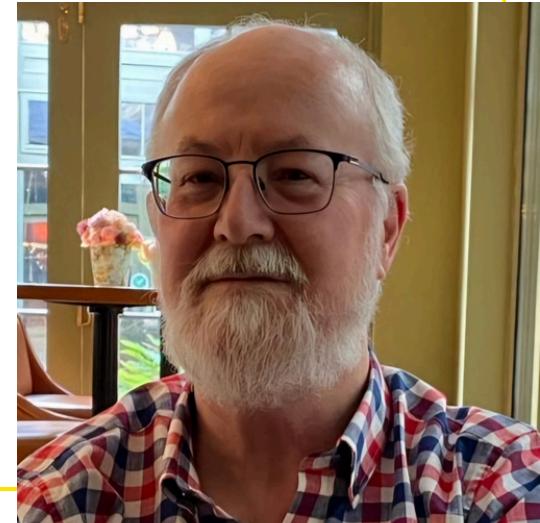
Message from our Chair

I am delighted to present the Simon Communities of Ireland Annual Report for 2024.

2024 was another deeply challenging year for people on the margins of Irish society. Each month the appalling increase in homeless statistics is revealed – and while we may have grown numb to the figures, we must remember that behind each number is a real, living, breathing human being: a son, daughter, brother, sister, friend or neighbour for whom life's circumstances changed for whatever reason. The families and friendship circles never forget the one who is possibly estranged and now homeless. At Simon, we never lose sight of that. Every person we meet is valued as an individual with their own story, dignity, and potential.

The ongoing shortage of safe, secure, and affordable homes continued to worsen throughout 2024. Our Locked Out of the Market reports clearly showed the shrinking number of rental properties within reach of those on HAP. Yet we remain hopeful and determined. Ending homelessness demands new ideas, energy, and collaboration – and we continue to advocate strongly for the right to housing as a cornerstone of a fair society.

The National Office of Simon Communities of Ireland plays a vital coordinating role in research, advocacy, and policy development, amplifying the voices of those experiencing or at risk of homelessness. Our Executive Director and dedicated staff work tirelessly to highlight needs, influence change, and deliver practical, compassionate solutions.



To all our donors, statutory, corporate, and individual, we extend our heartfelt thanks. With your support, we will continue to offer practical solutions to ending homelessness and to be creative and innovative in responding to needs as they arise. I would also like to take this opportunity to thank my fellow Directors for their time, expertise and support.

We express our sincerest thanks to Wayne Stanley, our former Executive Director. Wayne's contribution to SCI, the local Simon Communities and most importantly his passion in advocating for people experiencing homelessness made a significant difference. At a sectoral and a national level, he was a leading voice. And as a colleague he was a delight to work with!

I am delighted to welcome Ber Grogan our new Executive Director. Ber's easy friendly manner and passion has already brought a new energy to us.

Finally, but most importantly, my heartfelt thanks goes to those who use Simon services. Your trust in us is both humbling and inspiring – and it drives everything we do.


Mick Price
Chairperson SCI Board of Trustees



Message from our Executive Director

SCI's policy and research work remained a cornerstone of our impact. The Locked Out of the Market reports continued to highlight the widening gap between private rental prices and housing support limits, while the landmark cross-border study Under the Radar: Unveiling Hidden Homelessness Across the Island of Ireland revealed the scale and reality of hidden homelessness.

2024 was a year of both challenge and opportunity for Simon Communities of Ireland (SCI). Against the backdrop of multiple elections, our team worked tirelessly to keep homelessness and housing at the centre of political and public debate. Our message remained clear and urgent — homelessness is solvable, and with sustained Government commitment, the right to a home can become a reality.

Throughout the year, SCI continued to amplify the voices and experiences of those affected by homelessness. Our General Election Manifesto, Working to End Homelessness by 2030, set out practical, evidence-based proposals built around three pillars: preventing homelessness, supporting people currently experiencing it, and creating sustainable pathways out of it. We also provided leadership through coalitions such as Home for Good, advocating for a constitutional right to housing — an ambition that, regrettably, was not included in the current Programme for Government.

Simon Week 2024 took our campaign "on the road," combining local events and national advocacy, while Simon Talks continued to bring together voices from across sectors in accessible online discussions.

SCI's corporate partnerships continued to provide vital support, helping to sustain services and strengthen advocacy efforts for systems change.

2024 also saw a period of transition with the departure of Wayne Stanley and the appointment of Tony Geoghegan as Interim Executive Director during the recruitment process. I'm already looking forward to presenting our 2025 Annual Report!

As we look ahead, SCI remain steadfast in our vision of a society without homelessness. With continued commitment from our partners, communities, and Government, we will keep driving forward evidence-based, compassionate, and effective solutions — until everyone has a place to call home.

A handwritten signature in black ink, appearing to read "Ber Grogan".

Ber Grogan
Executive Director

Vision

Simon Communities of Ireland believe in achieving a society without homelessness. We will continue to work to end homelessness in Ireland. As long as we're needed, whatever it takes.

Mission

Our mission is to support the local Simon Communities across Ireland in their work by:

- Co-ordination and implementation of national campaigning, policy, and research activities.
- Provision of a national voice and co-ordination of collective communication processes.
- Developing and supporting best practice in service delivery and capacity building for staff and people experiencing homelessness.
- Developing, supporting, and enabling national fundraising partnerships.

Research

SCI invests in quality research on homelessness to inform Government policy.

Advocacy

SCI advocates for policy changes that directly benefit people at risk and experiencing homelessness.

Collaboration

SCI is committed to ambition & excellence in our collaboration both externally and internally, in the best interests of people experiencing homelessness.

Communication

SCI communicate with a competent, measured voice on solutions to homelessness.

Underpinned by organisational effectiveness: governance, financial sustainability and capacity to deliver.

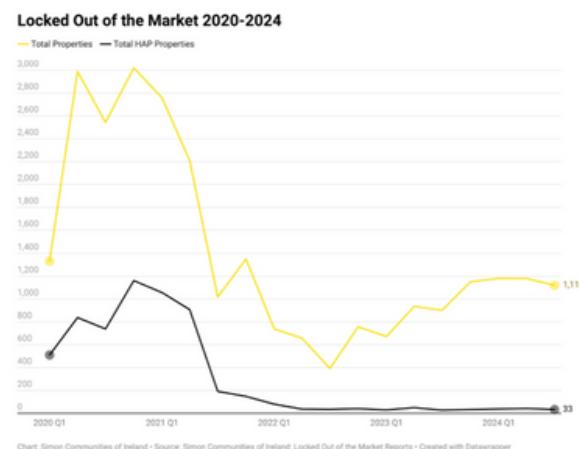
Progress in Action

Real progress requires lasting change, and that begins with policy.

At Simon Communities of Ireland, progress means more than delivering frontline services – it means driving the systemic change needed to end homelessness for good. Our policy and advocacy work is central to that mission. By combining on-the-ground experience from our regional Communities with national research and engagement, we influence housing and social policy, challenge the barriers that keep people in homelessness, and champion evidence-based solutions. Every policy paper, submission, and campaign brings us one step closer to ensuring that everyone in Ireland has a safe, secure place to call home.

Locked Out of the Market

This snapshot series tracks the gap between rising market rents and the Housing Assistance Payment (HAP) limits. Across sixteen regions, the reports show how many properties are inaccessible to those on state housing supports, highlighting the urgent need for change. On average just 3% of properties fell within HAP limits in 2024, down from 4% in 2023.



Under the Radar

In partnership with Simon Community Northern Ireland, we conducted all-Ireland research to uncover the scale and nature of hidden homelessness. A commissioned poll explored demographics, push factors, and the duration people spend in hidden homelessness.

This report was supported by the Community Foundation of Ireland and Community Foundation Northern Ireland and was launched in May 2024 at an in-person event in Dublin.



Simon Talks

Since 2020, Simon Talks have offered online seminars to explore policy and practice innovations central to tackling homelessness. In 2024, we continued this series with a diverse line-up of speakers sharing knowledge and expertise across social, health, and economic disciplines.

Simon Talks are regularly attended by policymakers and practitioners, with every session available to watch on our [YouTube channel](#). Local communities suggest speakers, ensuring events remain relevant and accessible to all.



Prof. Conor O'Toole

Examining the Economic Outlook for Housing in 2023



**Anna Lilja
Flyverbom Nordgreen**
Home for All:
An Alliance Working to End
Homelessness in Denmark



Dr. Michael Byrne
A Vision for Ireland's Private
Rental Sector



Prof. Michelle Norris
Joined Up Thinking:
Proposals on Social Housing
Reform from the Housing
Commission



Koen Hermans
Measuring Homelessness:
What the Belgian
Experience Tells Us



Dr. Paula Mayock

Women's Experiences of
Homelessness



Nat O'Connor

Budget 2025 in Context
Ireland's Spending
Programmes



Sean Mahon

Innovative Housing
Solutions:
Can They Help Us Tackle
Homelessness?



Dara Turnbull

Tools for Vacancy:
Housing in the Post-2020 EU

SIMON WEEK 2024

23nd - 27th September

Simon Week is our annual campaign to raise awareness and drive action on homelessness. In 2024, we took Simon Week on the road, bringing events and activities to communities across Ireland.

In light of the General Election taking place in November, Simon Week 2024's aim was to Make Homelessness an Election Issue. To achieve this, the SCI team hosted a briefing in the AV Room in Leinster House to discuss issues around homelessness, connecting local action to national policy conversations.



The following conferences were held around Ireland in collaboration with Cork, Mid West and Galway Simon Communities:

TACKLING VACANCY TO FIGHT HOMELESSNESS

Local and European Responses

HIDDEN HOMELESSNESS

How Do We Reach Those We Cannot See?

CRISIS INTERVENTION

Effectively Supporting Those in Homelessness

ADDRESSING YOUTH HOMELESSNESS

What Works

Thanks to Cash & Carry Kitchens for proudly supporting Simon Week 2024.

Policy Work

Open Letter to the Taoiseach

Developing a sustainable funding model for publicly funded service delivery organisations

On the 17th of October 2024, a coalition of ten voluntary health and social care service providers and charity sector representative bodies, including Simon Communities of Ireland, published an open letter to the Taoiseach, Simon Harris TD, calling on the Government to implement a sustainable funding model for their sector.

Simon Communities of Ireland signed this open letter alongside Coalition of Túsla Funded Organisations, Disability Federation of Ireland, Dublin Homeless Network, Family Resource Centres National Forum, Mental Health Reform, National Community Care Network, National Federation of Voluntary Service Providers, National Voluntary Drug and Alcohol Sector, and The Wheel.





Pre-Budget Submission

Budgeting for Effective Solutions to Tackle Homelessness

Simon Communities of Ireland's Pre-Budget Submission 2025 laid out several recommendations ahead of Budget 2025.

We outlined that during 2024, homelessness continued to grow at an alarming rate, reaching record levels. The crisis is being driven by a chronic shortage of social housing, following years of undersupply, along with a private rental sector characterised by unaffordability and instability. An emergency response is needed to address the undersupply of housing, and only a radical strategic reset of housing policy will achieve this.

We urged the Government to take action to turn the tide on homelessness and emphasised that Budget 2025 should reflect the crisis we are in, ensuring that sufficient cross-department funding is in place to make a meaningful impact on homelessness.

Policy Submissions

Department of Housing Statement of Strategy 2024-2026

In Simon Communities of Ireland's submission to the Department of Housing, we highlighted the Government's commitment to ending homelessness by 2030 and supported the Housing Commission's recommendations in their landmark report, published earlier in the year. The Department was urged to prioritise homelessness and have that priority reflected in their Statement of Strategy.

Irish Human Rights & Equality Commission Strategy 2025-2027

In this submission, SCI highlighted the extent to which the housing crisis is impacting communities across Ireland, the barriers the crisis presents and emphasised how the Commission could achieve change in the coming years.

Housing Commission of Long-Term Housing Policy Post-2030

Our response was submitted in the form of an online questionnaire hosted by the Housing Commission. Our answers ranged from solutions to improving housing supply, affordability of private rental accommodation, quality of housing, and social housing.

Electoral Commission Draft Research Programme 2024-2026

Through this submission, Simon Communities of Ireland emphasised the importance of including people experiencing homelessness in the Electoral Commission's research activities.

The growing housing and homelessness crisis, affecting thousands of men, women, and children highlights the importance of prioritising research and action on increasing political participation and electoral turnout by people experiencing homelessness. By ensuring the inclusion of homelessness data in the Commission's data collection efforts, we can collectively work towards a more equitable and informed democratic landscape.

Department of Social Protection Statement of Strategy 2023–2026

In this submission, SCI outlined key priorities for the Department of Social Protection to consider for inclusion in its Statement of Strategy, to meet the aim of the Programme for Government to tackle homelessness.

Coimisiún na Meán Draft Online Safety Code

Simon Communities of Ireland made a submission to Coimisiún na Meán on their draft Online Safety Code. The submission focused on areas which are particularly relevant to Simon Communities across Ireland as providers of services to those experiencing homelessness. We raised our concern about hateful content that centres on homelessness and those who are seeking refuge and asylum in Ireland.

Joint Oireachtas Committee on Housing, Local Government and Heritage

SCI attended the Joint Oireachtas Committee on Housing, Local Government and Heritage for the pre-legislative scrutiny of the general scheme of the Housing (Miscellaneous Provisions) Bill 2024.

Sustainable and Compact Settlements Guidelines for Planning Authorities – Proposed Policy Approach

The focus of this submission was on housing availability and standards needed to ensure adequate housing is available to meet the needs of our growing population, to ensure the provision of stable and affordable housing, and to provide housing options for people experiencing homelessness and housing exclusion.

National Child Poverty Target

Simon Communities of Ireland made a submission to the Department of Social Protection on the National Child Poverty Target to provide an overview of child and family homelessness and the effect homelessness has on children, before making several recommendations to the Department.

Cross Sectoral Work

FEANTSA

FEANTSA is the European Federation of National Homeless Organisations. Working with the secretariat and membership of FEANTSA we continued to support the efforts for the development of a European Platform on Homelessness.



Home for Good is seeking to secure a Right to a Home in our constitution. Simon Communities of Ireland continued to provide secretariat to the Home for Good coalition.

Irish Homeless Policy Group (IHPG)

As members of this group we collaborate with stakeholders and share knowledge on key national issues. There are also a number of subgroups to work on the most pressing topics affecting the issue of homelessness in Ireland.

IRISH COALITION TO END YOUTH HOMELESSNESS

The Irish Coalition to End Youth Homelessness aim to consolidate the work of different organisations who work in the areas of youth and homelessness. SCI continued our active participation in policy and advocacy as a part of this group.

National Homeless Action Committee (NHAC)

Simon Communities of Ireland attended the Minister's NHAC meetings to represent the regional Communities in these spaces.

General Election 2024

Ahead of the formation of the incoming Government, Simon Communities of Ireland developed and launched our General Election 2024 Manifesto, *Working to End Homelessness by 2030*.

The manifesto called on all political parties to prioritise housing and homelessness in their programmes for government, holding firm to Ireland's 2030 target to end homelessness.

The manifesto set out a clear roadmap for the next Government to make meaningful progress towards ending homelessness in Ireland.

**Our Election Manifesto focused
on three key pillars:**

1

SUPPORTING EXITS

Expanding housing supply and support pathways

2

PREVENTING HOMELESSNESS

Strengthening early intervention and security of tenure

3

SUPPORTING PEOPLE

EXPERIENCING HOMELESSNESS

Ensuring access to health, wellbeing, and wraparound services



Partnerships with Purpose

We are deeply grateful to our incredible corporate partners and supporters across Ireland. Your generosity and commitment make it possible for the Simon Communities across Ireland to continue delivering life-changing services to people experiencing homelessness — and for SCI to drive the policy and advocacy work needed to create lasting change.

Every partnership — whether through time, expertise, creativity, or financial support — strengthens Simon's ability to provide vital frontline services, influence national housing policy, and campaign for a more just and equitable Ireland.

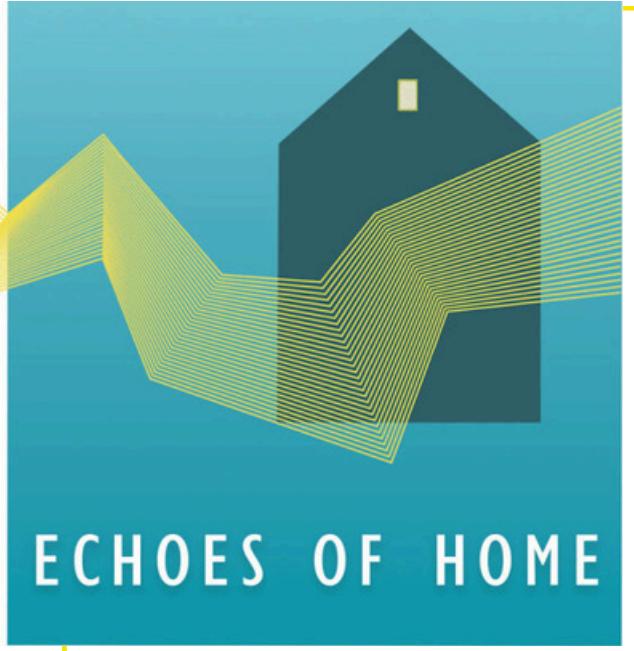
Together, we are creating safer homes, stronger communities, and brighter futures. Thank you for standing with us.

RIAI Simon Open Door



In March 2024, we proudly celebrated the **20th anniversary** of the RIAI Simon Open Door campaign, a remarkable collaboration between the Simon Communities of Ireland and the Royal Institute of Architects of Ireland (RIAI).

A heartfelt thank you to **Dermot Bannon**, our long-time campaign ambassador, whose enthusiasm and support helped amplify the campaign across media and social platforms. We are so thankful to **the RIAI, its members, and everyone who contributed** to this extraordinary success.



We are profoundly grateful to **HLB Ireland**, **Graphic Studio Dublin**, and **every artist** who shared their talent and heart through this special collaboration. Sarah Walsh was HLB Ireland's Commission winner in 2024, her print, *Sailing Home*, can be seen on the cover of this Annual Report.

Echoes of Home

Our sincere thanks to **HLB Ireland** and **Graphic Studio Dublin**, who continued their inspiring partnership in 2024 with a stunning fine art exhibition, Echoes of Home. The exhibition featured thought-provoking artworks exploring the meaning of home and the realities of homelessness. Each artist generously donated 50% of sales to Simon Communities of Ireland, raising vital funds and awareness.



Gift of Home

For the third-year running, **Folláin** supported Simon Communities of Ireland through their Christmas Campaign, shining a light on homelessness during the festive season.

With the help of familiar Irish faces and a warm social media campaign, Folláin pledged 50% of all online sales from November to December 2024. Our heartfelt thanks to Mícheál Ó Lionáird, Folláin Managing Director, the entire Folláin family, and to all their customers for their generosity and spirit of community.



Cash & Carry Kitchens

We were honoured to continue our partnership with Cash & Carry Kitchens in 2024. Their generosity provided fully fitted kitchens in frontline services in Cork and Galway supporting people experiencing homelessness.

As the main sponsor of Simon Week 2024, Cash & Carry Kitchens championed our national advocacy work through a powerful media campaign that helped raise awareness of homelessness solutions across Ireland.

We are deeply thankful to the entire Cash & Carry Kitchens team for their energy, creativity, and compassion.

Turning Support into Solutions

We would also like to extend our heartfelt thanks to all of the organisations who supported Simon Communities of Ireland throughout 2024. Your contributions – large and small – make a lasting difference. Thank you for standing with us in our mission to end homelessness in Ireland.

If your company shares our vision of a society without homelessness, we'd love to partner with you. Together, we can create meaningful initiatives that drive real impact – from supporting vital frontline services to shaping long-term solutions.

To explore a national corporate partnership with SCI, contact our Head of Strategic Giving directly at Nicola.Byrne@SimonCommunity.com. We'll work with you to design projects that reflect your company's values and commitment to social change.

Your Trust, Our Responsibility

At SCI, we are committed to the highest standards of transparency, accountability, and financial integrity. We know that every euro we receive – whether from public funds, corporate partners, or individual donors – represents trust in our work and belief in our mission. We take that responsibility seriously.

We are dedicated to using our resources wisely and effectively, ensuring that every contribution helps to create lasting change for people experiencing homelessness. We welcome questions and are always happy to share how your support makes a real difference.

SCI's annual financial statements are prepared in accordance with the Companies Act 2014 and FRS 102. In addition, Simon Communities of Ireland adheres to the Statement of Guiding Principles for Fundraising and is registered with the Charity Regulatory Authority. In 2024, SCI was delighted to have been awarded the Charities Institute of Ireland Triple Lock accreditation.



Programmes & Activities Affiliated with SCI	60.6%	€879,067
Programmes & Activities SCI	33.8%	€490,606
Fundraising	5.5%	€80,293
Total Expenditure		€1,449,966

Fundraising & Operational Activities	89.9%	€1,250,044
Grants	10.1%	€139,131
Total Income		€1,389,175

Structure and Governance

SCI's governance framework is designed to uphold the highest standards of transparency, accountability, and ethical practice. The Board of Simon Communities of Ireland provides leadership and oversight, guiding strategic priorities, approving key policies, and monitoring financial and operational performance. Board members bring expertise from across the social, health, business, and legal sectors, ensuring decisions are informed, balanced, and aligned with our mission.

The Board of Directors has signed up to the Governance Code of the Charities Regulator and has put in place a governance policy manual.

At an operational level, the National Office supports local Simon Communities across Ireland through policy development, reporting, fundraising, and advocacy, while respecting the autonomy and insight of each local Simon Community. Regular audits, robust risk management procedures, and clear reporting lines reinforce the integrity and accountability of our operations.

This governance structure ensures that Simon Communities of Ireland can deliver high-quality services, advocate effectively for systemic change, and maintain the trust of our supporters, partners, and the people we serve.

Registered Address

Simon Communities of Ireland,
Coleraine House,
Coleraine Street,
Dublin 7
D07 E8XF

Senior Management

Executive Director – Wayne Stanley until 31 October 2024.

Interim Executive Director – Tony Geoghegan from 18 November 2024.

Board of Trustees

Michael Price
Karen Golden
Pauline McKeown
Dermot Kavanagh
Catherine Kenny
Emily Lyons
Eleshia Fahy

Professional Advisors

Accountants ND Audit & Advisory,
Chartered Accountants & Statutory Audit Firm,
Grattan Street,
Portlaoise,
Co. Laois
R32 HR62

Company Secretary

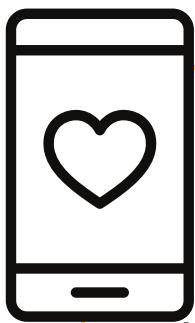
Dermot Kavanagh

Solicitors

Arthur McLean Solicitors
31 Parliament Street,
Dublin 2

Support Our Work

The invaluable work delivered through Simon Communities of Ireland and the delivery of front line services through each of the local Simon Communities is only possible through the generosity of the public and our corporate supporters. If you would like to help tackle homelessness in Ireland, there are a number of ways that you can do so.

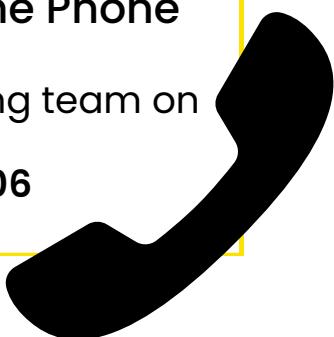


Give Online

Donate to SCI or your local community at
www.simon.ie/donate

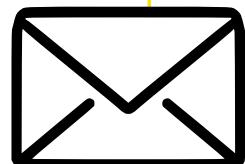
Donate Over the Phone

Call our fundraising team on
01 671 1606



Send a Donation by Post

Simon Communities of Ireland,
Coleraine House,
Coleraine Street,
Dublin 7
D07 E8XF



Please do not send cash in the post

The Scheme to Support National Organisations is funded by the Irish Government through the Department of Rural and Community Development



Rialtas na hÉireann
Government of Ireland



Print from Echoes of Home Exhibit: "Sailing Home" by Sarah Walsh

