



Annual Report 2007/08



I am very pleased to report to the Board at the end of a successful year for Clanmil Ireland. The past year has seen modest but satisfactory progress in the second year of our 2007 to 2010 Strategic Plan

A significant development during the year was the appointment of a Business Development Manager. This has had tangible results in the promotion of our name among the planning departments and among interested developers. We have been delighted to host visits to our development at Claddagh Park, Dundalk. This quality housing scheme not only demonstrates high standards of housing management, but is also an example of good partnership working. We are pleased with the very positive feedback from the visiting housing officials.

We provided six units of ground floor accommodation for elderly tenants at Brookwood Abbey in Artane under Part V and we have been selected by South Dublin County Council to provide eleven units in Clondalkin for physically disabled and able bodied tenants. I see both of

these projects as confirming our status as a quality home provider.

The economic conditions in Ireland are changing into a period of less certainty. It is obvious and undeniable that we are moving into a period of rising living costs and therefore less disposable family income. However, we can be certain of one thing and that is that among our population there will always be those who through economic or social necessity will be in need of assistance in obtaining an affordable home where they can live with dignity and in security. Clanmil Ireland will continue to make our presence felt in the social and affordable housing sector.

We will continue our endeavours to recruit new directors in order to strengthen the Board. I am pleased at the inclusion of two additional members from the Board of Clanmil Housing on our Board and I thank them and their Chair for their attendance at our meetings in Dublin. We will continue to have a presence at meetings and forums organised by the Irish Council

Clanmil Ireland will continue to make our presence felt in the social and affordable housing sector.

for Social Housing and the Department of Environment and Local Government. These events provide us with a continuing opportunity to interface with those in local and national government who have a duty to provide housing for the less well off in our society and who have the responsibility of delivering on Government policy. We look forward to continuing growth and to implementing our strategic plan with the view to providing 300 housing units.

I thank sincerely our Chief Executive and her staff at Clanmil Housing for their first class professionalism in supporting all our activities and with them I look forward to confirmation of Clanmil Ireland as a quality home provider whose presence will continue to grow in the Republic.

John O'Brien
Chairman

Chief Executive Foreword

I am pleased to join our Chair in reporting on another successful year for Clanmil Ireland.

The appointment of the new Business Development Manager, based in our newly established offices at Santry, North Dublin, has helped to continue the establishment of contacts with Local Authorities, developers and consultants. This has placed Clanmil Ireland in a strong position for the early identification of development opportunities, and, in particular, development through Part V Agreements.

The slow down in the economy and the knock on effect on the property market provides, we believe, a great challenge to Housing Associations to maximise the delivery of high quality affordable housing in a cost efficient way. This will be reflected in a revised strategic approach to continuing the provision of housing for those in need.

Clare McCarty
Chief Executive

Clanmil Ireland is participating in benchmarking key performance indicators with other housing associations through the Irish Council for Social Housing.

Building Houses, Creating Homes

During the year, we were delighted to complete the purchase of 6 apartments at Brookwood Grove, Artane, North Dublin, for retired people. These apartments have now been allocated and our tenants have settled well into their new homes.

We also consolidated the design of our proposed scheme for both physically disabled and able bodied people at Valhalla, Clondalkin, in South Dublin. We are grateful for the commitment and dedication shown by our partners, Cheshire Ireland and South Dublin County Council, who are working with us to enable this scheme to become a reality – we hope to see commencement of construction in 2008.

Claddagh Park

During the year we, together with our partners, Holy Family Creche, had great pleasure in welcoming Steve Staunton, then Manager of the Republic Of Ireland Football team, to open the crèche, Claddagh Treasures. This was a lovely event where the children's parents actually named the crèche and a great day was had by all.

Consolidating Efforts, Targeting Social Need

We spent time during the year identifying the key geographic areas where social housing is required, and we look forward to building up the contacts we have, and opening up new ones, to assist us in the purchase of development opportunities so that we can provide a range of housing solutions for all those in housing need.

Irish council for social housing

During the year, representatives continued to sit on sub committees of the Irish Council for Social Housing to ensure that we are part of the decision making process for housing policy in the Republic of Ireland. We greatly value the work of the ICSH and remain committed to working with its executive staff team in the promotion of social and affordable housing.

Tenant satisfaction

Delivering effective services to our tenants is at the heart of everything that we do – to this end we made a commitment to our tenants that we would strive to carry out 95% of repairs within these agreed timescales. I am delighted to report that



we achieved 98%. We are currently looking at how we procure contractors who deliver this service on our behalf, to ensure that we are always achieving value for money and enhanced tenant satisfaction.

Cheshire Ireland

Clanmil and Cheshire Ireland continue to work in partnership at Claddagh Park. Cheshire provides support and care services for five households in Claddagh Park where tenants have a physical disability. Cheshire Ireland staff also share the office at the scheme and this enables them to provide 24 hour service to designated tenants.



The Housing Association Performance Management (HAPM)

Clanmil Ireland is participating in benchmarking key performance indicators with other housing associations through the Irish Council for Social Housing. The benchmarking follows a successful pilot project in which Clanmil Ireland participated during 2006-2007. The key indicators are performance on rent arrears, response times in the maintenance service, occupation and void levels and complaints.

Income and Expenditure Account
for the year ended 31 March 2008

	2008	2007
	€	€
Income	595,920	511,252
Operating expenses	(129,794)	(96,510)
Operating surplus	466,126	414,742
Interest receivable and similar income	259	258
Interest payable and similar charges	(3,034)	(1,732)
Surplus on ordinary activities for the year	463,351	413,268
Less: transfer to designated reserves		
- major repairs	(78,730)	(58,907)
- cyclical maintenance	(25,092)	(24,344)
Retained surplus for the year	359,529	330,017

Balance Sheet
as at 31 March 2008

	2008	2007
	€	€
Fixed assets		
Housing properties	11,187,858	9,817,993
Other tangible fixed assets	11,243	12,938
	11,199,101	9,830,931
Current assets		
Debtors	90,805	96,956
Cash at bank and in hand	84,190	23,197
	174,995	120,153
Creditors: amounts falling due within one year	(292,554)	(267,500)
Net current liabilities	(117,559)	(147,347)
Total assets less current liabilities	11,081,542	9,683,584
Creditors: amounts falling due after more than one year	(9,745,917)	(8,811,310)
Net assets	1,335,625	872,274
Capital and reserves		
Revenue reserve	25,715	9,329
Mortgage amortisation reserve	1,122,837	779,694
Designated reserves	187,073	83,251
	1,335,625	872,274

Extract from audited financial statements which were approved by the Board of Directors on 18th June 2008. A full set of audited and financial statements may be downloaded from the Association's website – www.clanmilireland.ie

THE CLANMIL GROUP



A REGISTERED HOUSING ASSOCIATION BASED IN NORTHERN IRELAND



A REGISTERED HOUSING ASSOCIATION BASED IN THE REPUBLIC OF IRELAND



A PRIVATE PROPERTY COMPANY MANAGING NORTHERN WHIG HOUSE



A PRIVATE COMPANY ESTABLISHED FOR BUILDING FOR SALE

Rent Arrears at 31 March 2008

Rent and other charges to be collected	€ 185,850
Arrears	€36,567
Arrears as % of rent due	18.47%
Void losses	€182
Voids as a percentage of gross total charges	0.09%

Housing Stock at 31 March 2008

Family Housing	64
Supported	4
Older Person	6
Total	74

Response Maintenance

Category	Works orders raised	Works orders completed within timescale	Percentage
Immediate 4 hours	17	17	100%
Emergency 24 hours	16	16	100%
Urgent 4 working days	67	63	94%
Routine 28 working days	37	36	97%

Lettings

New Lettings	6
Re-Lets	3
Total of Lettings	9

Board Members



Chair
John O'Brien
Brig Gen Retd



Vice Chair
Deiric Ó Braonáin
LL.B (Hons) MSc (Mgmt)
P.S.P - P.C



Ken McKnight
BSc CEng MIEI MICE MIMgt



Jim Browne
BA DipM MCIM



David N Caird
FCII DPA



Geraldine Rice BSc
MBE MBIC Sc



Stratton Sharpe
CEng



Peter Stapleton
FSCS FRICS FIAVI



Joan Baird
MSc FCIIH



Fr Paddy McGrath OP

Management Team



LEFT - RIGHT:
Director of Housing, Colette Moore, BA (Hons) MCIH MLoD;
Director of Property Services, Carol McTaggart, Adv Dip MCMi MCIH;
Finance Director, Jonathan Boggs, BA (Hons) FCA, IPSM;
Chief Executive, Clare McCarty, BA MCIH MRICS;
Head of Corporate Services, Karen Gilmore, BA (Hons) AIM

**Secretary &
Registered Office**
C I McCarty BA
MCIH MRICS
25/28 North Wall Quay
Dublin 1

Solicitors
A&L Goodbody
International Financial
Services Centre
Northwall Quay
Dublin 1

Business Address
69 Claddagh Park
Tom Bellew Avenue
Dundalk
Co Louth

Principal Bankers
Allied Irish Banks
Dundalk
Co Louth

Registered Auditors
PricewaterhouseCoopers
Chartered Accountants &
Registered Auditors
Harr-Mack House
IDA Small Business Centre
Taum Road
Galway