



We are  
proud of our  
achievements



I am pleased to report on a very good year for Clanmil Ireland. We successfully purchased 18 brand new apartments under the Capital Assistance Scheme for elderly, disabled and homeless people. We worked in partnership with Fingal County Council, Wicklow County Council and South Dublin County Council to deliver these new units within a very tight timeframe and I would like to thank all those who helped in this process. Our new tenants are very happy with their new homes.

However, we continue to experience a time of change for Ireland's social housing sector. The emerging climate will challenge Clanmil Ireland and other housing associations to be innovative and look for new ways to provide and fund social housing.

Clanmil Ireland is rising to this challenge. We continue to work with the Irish Council for Social Housing, the Department of Environment, Community and Local Government, Local Authorities and other Housing Associations on key issues and new initiatives for the sector. We are also actively pursuing projects

which we are confident will present opportunities for us to provide much needed social and supported housing.

I would like to thank the Board of Directors for their continued support and commitment.

Also, I would like to thank our Chief Executive and all her staff at Clanmil for their dedication and professionalism throughout the year. Our Business Development Manager continues to make great efforts to secure development projects for Clanmil Ireland and works towards providing new homes in line with recent Government initiatives.

I look forward to Clanmil Ireland continuing to work in partnership over the next year to provide quality homes for those most in need in this difficult time.

John O'Brien  
CHAIR



FAR LEFT 1: Claddagh Park, Dundalk.  
FAR LEFT 2: New Clanmil Ireland tenants at The Ridgewood Apartments, Swords

LEFT 3: Clanmil Ireland Business Development Manager, Martina Smith, with a Claddagh Park resident.  
LEFT 4: The view from the balcony at Glenbrook Apartments, Wicklow

RIGHT: The Ridgewood Apartments

This has been a very busy year for Clanmil Ireland. We have worked with Fingal County Council, South Dublin County Council and Wicklow County Council to deliver 18 new apartments for social housing and have successfully allocated these homes to those in most urgent need. We continue to work in partnership with South Dublin County Council where we are managing nearly 50 units for general needs housing on their behalf and we look forward to managing a further 50 units over coming months.

As a result of our partnership with South Dublin County Council, work on a new project at Valhalla in Clondalkin is about to start which will provide ten homes for both able bodied and less able bodied people. This project is a pilot scheme under the Government's initiative 'towards zero carbon homes' and we are delighted to be part of the provision of the most environmentally friendly homes in Ireland.

Claddagh Park in Dundalk continues to be a good place to live, and our tenants at Artane, Dublin are also well settled.

Opportunities to provide additional much needed homes continue to be limited by the difficult economic climate which has created a period of uncertainty and has constrained resources across all sectors.

As waiting lists grow and more people require good homes we need, more than ever, to work effectively with colleagues in the DECLG, Local Councils, Housing Associations and voluntary agencies.

We have worked with our partners in submitting proposals for various forms of leasing, and are also actively supporting the recent initiative to bring private empty units into social housing.

We will continue to develop and pursue with enthusiasm innovative solutions for providing homes for those who so desperately need them.



Clare McCarty  
CHIEF EXECUTIVE



Clanmil Ireland has a comprehensive rent arrears policy and works closely with residents to ensure that their rent is being paid and up to date. In 2010/11 we collected 98.07% of our rent due (€ 221,337).

#### Housing Stock at 31 March 2011

Family housing	62
Older Person	15
Disabilities	11
Homeless	4
Managed	38
<b>Total (owned and managed)</b>	<b>130</b>

	Works orders raised	Works orders completed within timescale	%
Immediate 4 hours	31	30	96.7%
Emergency 24 hours	88	87	98.8%
Urgent 4 working days	103	81	78.6%
Routine 28 working days	47	42	89.3%

We regularly benchmark our performance against other housing providers and our Board ensures we take all necessary steps to deliver the best services possible to our tenants.

#### Lettings

New Lettings	57
Re-Lets	4
<b>Total of Lettings</b>	<b>61</b>

**Income and Expenditure Account**  
 for the year ended 31 March 2011

	2011	2010
	€	€
Income	701,323	592,990
Operating expenses	(386,819)	(265,056)
<b>Operating surplus</b>	314,504	327,934
Interest receivable and similar income	—	—
Interest payable and similar charges	(8,827)	(5,960)
<b>Surplus on ordinary activities</b>	305,677	321,974

**Balance Sheet as at 31 March 2011**

	2011	2010
	€	€
<b>Fixed Assets</b>		
Tangible assets - housing properties	14,481,042	11,250,347
Other tangible fixed assets	4,027	6,216
	14,485,069	11,256,563
<b>Current assets</b>		
Debtors	48,359	191,297
Cash at bank and in hand	98,457	30,428
	146,816	221,725
<b>Creditors: amounts falling due within one year</b>	(130,590)	(326,049)
<b>Net current assets/(liabilities)</b>	16,226	(104,324)
<b>Total assets less current liabilities</b>	14,501,295	11,152,239
<b>Creditors: amounts falling due after more than one year</b>	(12,213,158)	(9,169,779)
<b>Net assets</b>	2,288,137	1,982,460
<b>Capital and reserves</b>		
Reserves	47,534	138,303
Mortgage amortisation reserve	2,240,603	1,844,157
	2,288,137	1,982,460

Extract from audited financial statements which were approved by the Board of Directors on 15th June 2011. A full set of audited financial statements may be downloaded from the Association's website – [www.clanmillireland.ie](http://www.clanmillireland.ie)

Board Members



**Chair**  
John O'Brien  
Ret'd Brig Gen



**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 GlnstM



**David N Caird**  
FCII DPA



**Peter Stapleton**  
FSCS FRICS FIAVI



**Joan Baird**  
MSc FCIH



**Geraldine Rice**  
MBE BSc MBIC Sc  
Resigned November 2010



**Stratton Sharpe**  
CEng  
Resigned September 2010

Management Team



**Martina Smith**  
Business Development  
Manager

LEFT - RIGHT:

Director of Property Services, Carol McTaggart, Adv Dip MCIH MCMl  
Director of Housing, Colette Moore, BA (Hons) MCIH MloD  
Chief Executive, Clare McCarty, BA MCIH MRICS  
Finance Director, Jonathan Boggs, BA (Hons) FCA, IPSM  
Director of Corporate Services, Karen Gilmore, BA (Hons) MCIPD

**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

**Independent Auditors**

PricewaterhouseCoopers  
LLP  
Chartered Accountants  
and Registered Auditors  
Waterfront Plaza  
8 Laganbank Road  
Belfast BT1 3LR



Clanmil Ireland is an approved housing body supported by the Department of Environment, Heritage and Local Government. Clanmil Ireland is a member of the Irish Council for Social Housing.