



CLANMIL  
IRELAND

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# ANNUAL REPORT

---

AND ACCOUNTS



# Mission Statement

“Clanmil Ireland is committed to providing people with quality homes and services.”

Clanmil Ireland is a not for profit voluntary organisation, registered as a charity and engaged in the provision of social housing. Our organisation received approved status as a Housing Association on 12th February 2002 and we are a member of the Irish Council for Social Housing.

With a commitment to providing quality homes and services, our vision is that those who need a home will have a home.

Our values reflect the culture of our organisation, with a customer focus, excellence in service provision, respect for all, a focus on partnership working, and a commitment to good governance.

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David Caird

## Chair's Review

I am delighted to present Clanmil Ireland's Annual Report for 2019. It was another successful year for our organisation as we increased the number of homes in management to 347 and laid strong foundations to achieve our target of 50 new homes per year.

Looking back on the year, one of our areas of focus was the operational management of our organisation as during the past year we became fully independent of our colleagues in Clanmil Housing Group. Our joint service level agreement came to its natural end as we took on the operational management of finance and IT, and we are most grateful to the Clanmil team in Belfast for all the assistance which they provided to help us successfully achieve our goals.

Another key area for us in the year was the strengthening of our governance and leadership at Board level. The development of our skills in 2019 included induction training for the three new Board Directors, and risk management training for all Directors at our annual Board Away Day in December.

In a few short years, Clanmil Ireland has grown in size and as a Tier 3 Approved Housing Body we are willingly playing our part in helping to reduce the housing crisis in Ireland by providing safe and secure homes for our tenants. Engaging in a pro-active manner has always been our way, with 2019 being no different as we worked with our partners including Local Authorities, the Housing Agency, The Housing Regulation Office, Housing Finance Agency, and the Department of Housing.

In addition to the above, we have built on our relationships with housing developers to deliver on our task of increasing our provision of high-quality homes. For the first time since 2002, when we built 68 homes in Dundalk, Clanmil Ireland are back again building its own new homes. The apartments in Stoneybatter, Dublin 7 and houses in Mullagh, Co. Cavan will, I am certain, be the first of many

we build in the forthcoming years. Much hard work has been put into these projects by our staff, and you have my thanks for your efforts.

Towards the end of the year we commenced a project to improve our knowledge on risk management and risk awareness. In addition to the Board Director training provided in December, we engaged Campbell Tickell to review our Risk Register and to provide risk management training to our staff. This work will continue into 2020.

Reflecting on our successful year, I would like to acknowledge the support and hard work put in by the Board and staff and thank our business partners and stakeholders who have been so involved in our work during the year. I very much look forward to seeing further changes, especially in our operational services, as we seek to improve the service provided to our tenants. I also look forward to more new homes emerging out of the ground in the year to come.

I will conclude by giving thanks to Clare McCarty, Chief Executive of the Clanmil Housing Group, and her Senior Management Team and staff for their help, guidance and support. I would also like to give thanks to the Clanmil Housing Group Board of Directors for their support as Clanmil Ireland grew in strength in recent years. Our success would not have been possible without the assistance of the Clanmil team in Belfast, and I would like to take this opportunity of thanking you all.

*David Caird*



Michael Haynes

## Chief Executive's Report

These past 12 months have seen Clanmil Ireland continue to grow and to play its part in helping to increase the provision of high quality affordable rented housing.

In the year Clanmil Ireland contributed 29 properties to the Rebuilding Ireland Programme, providing much needed homes to families, couples, and individuals. Our growth in the year represents an investment of almost €10.8m for the year, and brings our total investment in social housing to €16.37m.

We are committed to achieving our target to deliver a minimum of 50 homes each year through the development of traditional new build schemes and the acquisition of new and second-hand 'off the shelf' properties. To meet our goal, we will continue to maintain effective working relationships with our partners in the Department of Housing, the Housing Agency and Housing Finance Agency, and our friends at AIB. We will also continue to work with the local councils of the areas in which we operate, and seek to build on the already strong connections we have.

The past year has also seen the organisation invest in its staff, with colleagues undertaking management study programmes, and attending a range of seminars and conferences with a focus on continued learning. Our organisation has a keenness on the professional development of its staff and will take this a step further in 2020 as we look to build upon our Management Team. More on that in next year's report...

We also said 'goodbye' to our former parent organisation, the Clanmil Housing Group. Having formed our organisation in 2001, our 'parent' has seen us grow in strength over the years. Latterly, a number of services were

provided via a Service Level Agreement as the Clanmil Housing Group provided finance, asset management, and IT services. As we commenced business relationships with new partners and grew our team, we took on full responsibility for our financial management and IT services. I would personally like to thank all the team at the Clanmil Housing Group for their help and support to me since I took up the role of CEO, and of course for the support provided to the Clanmil Ireland team over the past 19 years.

We have had a successful year in delivering on our business plan, and I am grateful for the hard work and support of our staff, business partners, and our Board of Directors. Building on the successes achieved in previous years has given us the strength and confidence to deliver more homes and to continue providing tenants with the highest possible standards of service.

Looking forward, 2021 will see our 20th anniversary and we have plans to celebrate our success and achievements since we built our first homes in Dundalk.

*Michael Haynes*

## 2019 At A Glance

"It's perfect no complaints, any repairs I have needed have been dealt with quickly. I feel very blessed with the neighbours and am very happy here"

**Tenant, Dublin 8**

"This is a lovely little estate and I've always loved living here."

**Tenant, Dundalk**

"I've been on the housing list for 20 years and this [was] like a dream come true."

**Tenant, Dublin 8**



**347** Homes  
in management  
(as at 31/12/2019)



**88%** Repairs  
completed on time



**49** New homes  
provided in the year



**€415k**  
Spent on maintaining  
our homes



## 2019 At A Glance

"We really love and appreciate and pray for all the people who came to our aid and in particular want to thank Clanmil Housing Association for their fantastic services to the poor and destitute and in particular the Homeless."  
**Tenant, Artane**

"I love being a Clanmil Tenant and feel very safe."  
**Tenant, Co. Louth**

"Clanmil Ireland helped us to get our first family home together. We are very happy here."  
**Tenant, Co. Louth**



**€38.33m**  
 Assets value  
 (after depreciation)



**€5.44m**  
 Reserves



**€2.28m**  
 Turnover



**1%**  
 Voids (owned homes)



**€166k**  
 Surplus for the period



**99.1%**  
 Rents and other charges  
 collected





## Development Review

Clanmil Ireland's Development team embarked on an ambitious 2-year development strategy approved by our Board at the end of 2017. As we draw this to a close, the measures taken have seen a significant increase in the short-term growth of the organisation, and in plans to build on this through new and exciting opportunities.

Please contact Denise Doorly  
on 086 183 9872  
or [denise.doorly@clanmilireland.ie](mailto:denise.doorly@clanmilireland.ie)

Our previous focus has been on second-hand acquisitions; 2019 saw a noticeable change in our approach as we looked at the benefits of building our own homes. Whilst we closed 2019 with the purchase of 28 apartments in Dublin 8, we also entered into our first site acquisition and Development Agreement. Accessing Housing Finance Agency construction finance, and with the full support of Dublin City Council, we partnered with a developer to build a scheme of 4 apartments in Dublin 7. This has led to other similar infill site opportunities in Cavan, Kildare, and Wicklow.

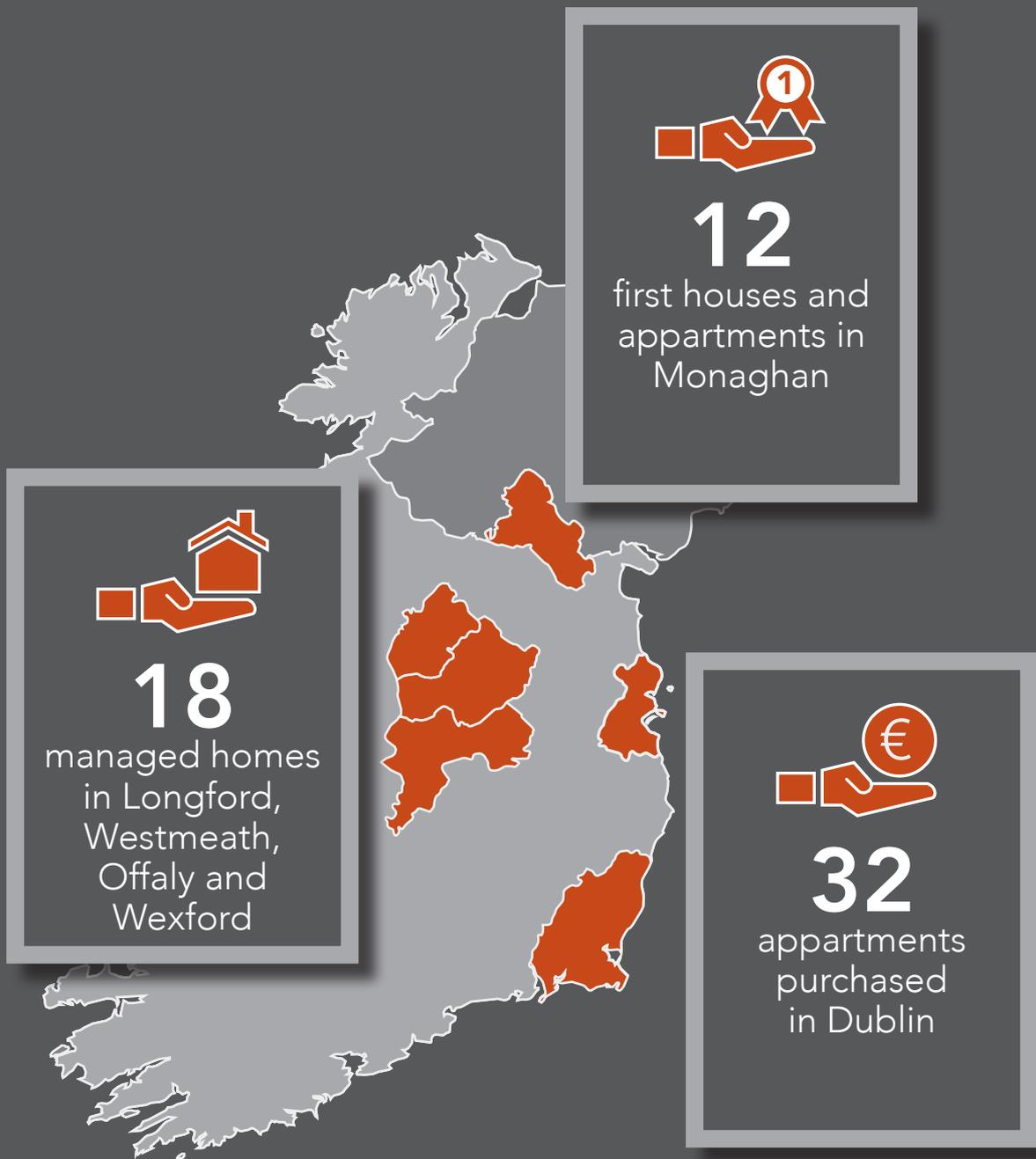
2019 saw Clanmil Ireland close on the first tranche of our AIB facility, with the purchase of 7 properties in Co Laois, initially acquired through the Housing Agency's revolving fund. We have just closed on the second tranche of this facility in July 2020 with a further 7 properties. This will be used to acquire a further 4 properties before the end of 2020 via the Housing Agency, and see us managing homes in Longford, Westmeath, Offaly, and Wexford for the first time.

With ambitions to grow further, we continue to look at turnkey, Part V and leasing opportunities for general needs and individual CAS units for specific needs. Our purchase of 11 CAS units during 2019, included 4 acquired in partnership with Meath County Council, and adapted for use by elderly residents. Our plans for 2020 include the adaptation of recently acquired CAS units for tenants with disabilities, and CAS construction opportunities.

This year also saw Clanmil Ireland making our first acquisition in County Monaghan. In partnership with Monaghan Co Council, we negotiated the purchase of an unfinished scheme of houses and apartment in the village of Rockcorry. These properties will be fully occupied for the first time in 2020, providing much needed homes for 12 families on Monaghan's Housing list. This will also bring a welcome improvement to the townscape, and sustainability of the town generally for the wider community.

As we close on yet another successful year, we continue to be open to hearing from Developers and Landowners with Part V opportunities, or sites with planning permission. Our areas of interest are Counties in Leinster, together with Cavan and Monaghan.

## Our New Acquisitions in 2019



12

first houses and  
apartments in  
Monaghan



18

managed homes  
in Longford,  
Westmeath,  
Offaly and  
Wexford



32

apartments  
purchased  
in Dublin



## The Board

**Chair**  
**David Caird**  
FCII DPA

**Vice Chair**  
**Colm Regan**  
MEcon Sc MPhil FCCA

**Company Secretary**  
**Paul Woods**  
MA MSc

**Director**  
**Gareth Walsh**  
MSc

**Director**  
**Joseph Madigan**

**Director**  
**Breege Dolan**

**Director**  
**John Kerins**

**Director**  
**Samuel Harrison**

## The Staff



**Chief Executive**  
**Michael Haynes**



**Housing Manager**  
**(Acting)**  
**Elaine Fairley**



**Housing Officer**  
**Katie Madden**



**Development**  
**Manager (Acting)**  
**Denise Doorly**



**Interim Housing**  
**Officer**  
**Orla Burke**



**Housing Coordinator**  
**Laura Ronan**



**Development**  
**Coordinator**  
**Fiona Feeney**



**Interim Finance**  
**Manager**  
**Nicola Melia**

# Clanmil Housing Association Ireland CLG

(A company limited by guarantee and not having a share capital)

## Statement Of Income And Retained Earnings For The Period Ended 31 December 2019

	9 months ended	
	31 December 2019	31 December 2018
	€	€
Income	2,282,790	1,333,577
Operating expenditure	(1,886,984)	(1,011,013)
<b>Operating surplus</b>	<b>395,806</b>	<b>322,564</b>
Deficit arising from disposal of housing property	-	(2,097)
Interest receivable and similar income	-	-
Interest payable and similar charges	(229,521)	(100,117)
<b>Surplus on ordinary activities for the year / period</b>	<b>166,285</b>	<b>220,350</b>
Retained earnings at the beginning of the year / period	4,592,809	4,372,459
<b>Transfer from Leim an Bhradain</b>	<b>681,033</b>	-
<b>Retained earnings at the end of the period</b>	<b>5,440,127</b>	<b>4,592,809</b>

# Clanmil Housing Association Ireland CLG

(A company limited by guarantee and not having a share capital)

## Statement Of Financial Position As At 31 December 2019

	9 months ended	
	31 December 2019	31 December 2018
	€	€
<b>Tangible fixed assets</b>		
Housing properties	38,334,896	22,216,160
Other tangible fixed assets	124,424	11,043
	<u>38,459,320</u>	<u>22,227,203</u>
<b>Current assets</b>		
Debtors	401,853	371,357
Cash at bank and in hand	716,727	652,776
	<u>1,118,580</u>	<u>1,024,133</u>
<b>Creditors: amounts falling due within one year</b>	<u>(901,625)</u>	<u>(448,079)</u>
<b>Net current assets</b>	<u>216,955</u>	<u>576,054</u>
<b>Total assets less current liabilities</b>	<u>38,676,275</u>	<u>22,803,257</u>
<b>Creditors: amounts falling due after more than one year</b>	<u>(33,236,148)</u>	<u>(18,210,448)</u>
<b>Net assets</b>	<u>5,440,127</u>	<u>4,592,809</u>
<b>Capital and reserves</b>		
Reserves	(1,653,537)	(1,827,681)
Mortgage amortisation reserve	7,093,664	6,420,490
<b>Net funds</b>	<u>5,440,127</u>	<u>4,592,809</u>

The financial statements were approved and authorised for issue by the board.

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## **CONTACT DETAILS**

Clanmil Ireland  
G4 Riverview Business Park,  
Nangor Road,  
Dublin 12

Tel: 01 456 8079

E-mail: [housing@clanmilireland.ie](mailto:housing@clanmilireland.ie)

Web: [www.clanmilireland.ie](http://www.clanmilireland.ie)

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