

ANNUAL REPORT 2017



HAIL

Housing Association for Integrated Living

ABOUT HAIL

Housing Association for Integrated Living (HAIL) was founded in 1985 as a not for profit, approved voluntary housing association.

HAIL is a specialist housing association whose mission is to provide quality housing and individually tailored services to support tenants and clients, primarily those with mental health difficulties, to integrate and live independent lives in the community.

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WHAT WE DO

Housing Development

HAIL owns and manages over 320 homes in the greater Dublin area and surrounding counties. Our Strategic Plan outlines our growth programme of increasing the number of properties by up to 10% per annum over the next number of years. HAIL are actively looking for opportunities to work in partnership with other Approved Housing Bodies, Local Authorities, the HSE and property developers to deliver on this ambitious programme.

Property and Estate Management

Our committed Housing Management Team ensure that the highest standards of accommodation are maintained. The team are responsible for repairs and stock condition, planned maintenance programmes, rents, voids, lettings and estate management.

Support Services

Our dedicated team of community based Mental Health Tenancy Sustainment Workers provide a wide range of individually tailored services to support people with mental health difficulties to integrate and live independent lives in the community. Our Peer Support Volunteers are fully trained and complement our support services, offering one to one social, emotional and practical supports to our tenants and clients.



320+
homes owned and managed by HAIL

10%
targetted increase in number of HAIL properties per annum

WHERE WE WORK



HAIL TENANCIES



33%
General Needs
Housing

67%
Supported Housing

NUMBER OF HOMES PER LOCAL AUTHORITY

Dublin City Council	183
South Dublin County Council	53
Fingal County Council	35
Dún Laoghaire Rathdown County Council	43
Kildare County Council	5
Laois County Council	3
Offaly County Council	2

MISSION, VISION



HAIL's mission is to provide housing and individually tailored services to support people, primarily those with mental health difficulties, to integrate and live independent lives in the community.



HAIL's vision is to be the provider of choice for housing and support for people with mental health difficulties, enabling them to achieve and sustain independent living in the community by having secure, quality, affordable accommodation with appropriate support services tailored to their needs.

VALUES



CHAIR AND CHIEF EXECUTIVE'S STATEMENT

We are very pleased to present our Annual Report for 2017, another very busy and productive year for HAIL.

In line with our Strategic Plan 2015-2019, we have delivered another 14 new homes over the course of the year bringing our total number of homes up to 324, a delivery of 74 new homes since 2015.

As we all are very aware, in the current environment, where there is a high demand for what is still a diminishing supply of housing, the service HAIL provides to help people sustain their tenancy and remain in a secure environment is crucial.

We have supported 228 of our tenants, helping them settle into their new homes or continue with their tenancy. In addition to this, we provide regional tenancy sustainment services to help other tenants remain in their own homes. This year we supported 119 people across the four Dublin Authority areas, with 59 new cases.

Our Prison In-Reach Court Liaison Service (PICLS) worked with 53 people providing support and assistance in accessing homes and linking in with Mental Health Services for people on remand.

We are delighted that our Slán Abhaile project was highly commended by both the HSE and the Chartered Institute of Housing. This service provides advocacy and support to 37 people, of which 13 were new referrals in 2017. Our work continues to demonstrate that people, who have spent years in mental health hostels or group homes, can, with support, move back into the community and live full, independent lives.

A pilot project, delivered in partnership with the HSE and the Housing Agency and initiated as part of the National



Housing Strategy for People with a Disability, has delivered 5 new homes for HAIL with 12 tenancies so far. The objective of this project is to provide stable housing, with full tenancy rights, to those living in HSE mental health group homes.

Working with local authorities, 48% of the people we housed during the year came from emergency homeless accommodation. The families and individuals housed were delighted with secure permanent homes having spent many months, or years, living in emergency accommodation.

We are very pleased with the success of our recent Peers Support initiative which has seen 8 trained peers working as volunteers with our tenants and clients. This initiative enables people with experience of a mental illness to give help and support to others.

We would like to thank our partners and funders; the HSE, the DRHE, Dublin City Council, South Dublin County Council, Kildare County Council, Laois County Council, Louth County Council, Offaly County Council, the DHPLG and the Housing Agency. In addition, the Housing Finance Agency and Bank of Ireland for their assistance in facilitating us to deliver

‘Our work continues to demonstrate that people, who have spent years in mental health hostels or group homes, can, with support, move back into the community and live full, independent lives.’

new homes. We continue to be committed to working with all our partners and funders in the future to ensure we deliver much needed housing and services.

We would like to extend our gratitude to our voluntary Board Directors for their continuing leadership and commitment to HAIL. During the year two of our Board Directors resigned, Nicola Palmer and Seosamh O’Ruaric. Both have been on HAILs Board for many years and we would like to thank them for their valued contribution and work over the years.

Half way through the year HAIL’s long term CEO Patricia Cleary retired. We are very grateful to Patricia for all her hard work and dedication over the years and wish her the very best for her retirement.

Finally, we would like to thank our management team and every member of staff for their commitment and contribution to the achievements of 2017. Without them we could not deliver the great services we do to ensure we access good quality housing and empower people to live independently in their own homes.

Éanna McHugh Chair
Martina Smith CEO

KEY ACHIEVEMENTS 2017



437
people
received
support
services



new partnerships

with Access Homeless Adult Mental Health Service and Dublin Simon to source housing and provide floating support to identified homeless individuals

with Drogheda Homeless Aid and Louth County Council to house and support homeless clients with a mental illness

61
new
tenancies



graduation

5 Peer Support Volunteers



continued funding

granted for Slán Abhaile
and PICLS projects



CIH awards

Slán Abhaile Health and Well-Being
category Highly Commended



**football
team**
established



**Good
Governance
awards**

2016 Annual Report
Finalist



HSE excellence awards

Slán Abhaile Certificate of Special Recognition

**14
new
homes**



**Slán
Abhaile
Evaluation
Report**

launched in June



Occupational Therapist

employed to work with 11 individuals to develop and learn new skills required to live life to the fullest

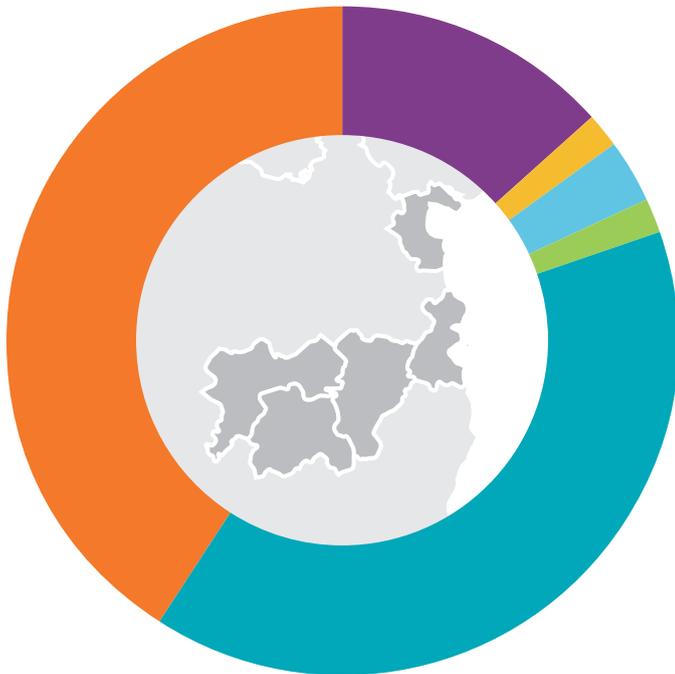


**extensive
review**

and improvement of
operational policies and
procedures



WHERE WE PROVIDED HOMES PER LOCAL AUTHORITY AREA IN 2017



NEW TENANCIES

Dún Laoghaire Rathdown County Council	25
Dublin City Council	24
South Dublin County Council	1
Fingal County Council	2
Kildare County Council	1
Laois / Offaly County Council	8

INCREASED TENANCIES

During 2017, HAIL continued to progress toward increasing the number of homes and tenancies we supply. We maintained our work in partnership with the Department of Housing, Planning and Local Government, Local Authorities, the HSE and other Approved Housing Bodies. We also worked with the Housing Agency and Bank of Ireland to access private finance to enable us to continue to increase the number of homes we provide as part of the Rebuilding Ireland Action Plan for Housing and Homelessness.

In 2017, we acquired 14 new homes through the NARPS leasing programme, Capital Assistance Scheme, and using CALF and private finance.

We provided 61 new tenancies in total in 2017. 38 (62%) of these tenancies were first time lettings in new properties acquired by HAIL at the end of 2016 and in 2017.

We will continue to identify partnership opportunities and assess new projects for viability in order to deliver our growth programme.

STOCK CONDITION

During 2017, we began a three year rolling stock condition survey of our properties. We are aware that keeping our homes in good order and repair is essential to the delivery of an excellent service to our tenants. 112 properties, or just over one third of our homes were surveyed throughout the year. The survey reports have been received by HAIL and are currently under review. An Asset Management Strategy is being compiled based on the survey results.



HOUSING AND PROPERTY MANAGEMENT

In 2017, we engaged in the recruitment of a Housing and Property Manager to strengthen the services delivered by our Housing Team. He is responsible for the housing management and maintenance of our stock, including day to day repairs cyclical and planned maintenance and property functions in relation to the development programme. Reporting to the CEO, the Housing and Property Manager forms part of HAIL's Senior Management Team and ensures our commitment to providing a high standard of housing for our tenants.



HOUSING PERFORMANCE IN NUMBERS



324

Total Number
of Properties in
Management

14

New Properties
in 2017



338

Total Number
of Tenancies

61

New Tenancies
in 2017



1,338

Works Orders
Recorded

€296,755

Spent on Responsive
Repairs

90%

Repairs Completed
on Time



1.8%

Tenant Arrears



IN-HOUSE SUPPORT IN NUMBERS 2017

228
tenants in total
supported
by the In-House
team



60%
low

24%
medium

16%
high



average case load per worker

We offer a range of individually tailored services to support people with mental health difficulties to sustain their tenancies, access accommodation, locate supports and integrate into their communities. Our tenant or client is encouraged and supported by their allocated Mental Health Tenancy Sustainment Worker to identify their personal recovery goals and in partnership we work on delivering focused outcomes that increase a tenant or clients quality of life and well being. **Throughout 2017, we supported 437 individuals across our services.**

IN-HOUSE

Our team of Mental Health Tenancy Sustainment Workers work with HAIL tenants supporting them to move into their HAIL homes, sustain their tenancies and integrate into their communities. Throughout 2017, the In-House team developed the role of Client Engagement Officer to address growing support service requirements and to further benefit our tenants. The Client Engagement Officer will engage with and offer support, if desired, to our tenants with low support needs. They will promote participation in social activities, training and employment opportunities, peer support and the creation of our service user forum.

REGIONAL MENTAL HEALTH VISITING SUPPORT SERVICE

Our service works across the four Dublin Local Authority areas. The team work with people living in local authority, private rented and other AHB accommodation with a diagnosis of mental ill health. Our service aims to prevent homelessness, reduce hospital admissions and to help clients to integrate into their communities.



SLÁN ABHAILE

Our Slán Abhaile project, in partnership with the HSE, supports people to move from mental health congregated settings (hostels) into independent living in the community. The team source appropriate permanent housing to meet individual needs and provide a specialised support service aimed at facilitating tenancy sustainment and community integration.

In September 2017, the HSE confirmed their commitment to continue to fund the Slán Abhaile project. We will continue to work with the Whitepoint, Blanchardstown, and Fairview Mental Health Rehab Teams, and we have expanded our work to include a partnership with Dublin Simon Community and the Access Adult Homeless Mental Health Team. Our project currently provides **advocacy and support to 37 people**, of which 13 individuals were new referrals over the past six months.

PICLS (Prison In-Reach Courts Liaison Service)

Our PICLS project supports people with mental health difficulties upon release from Cloverhill remand prison, to source accommodation and appropriate support services. There were **53 referrals made to PICLS in 2017**. Throughout the year, there was an increase in the number of clients accessing Supported Temporary Accommodation (STA). This is the preferred accommodation option for this client group, helping to improve engagement with their community mental health teams, post release. STA's provide the client with the security of a key worker, individualised care plan and 24 hour access.

In 2017, the PICLS team were invited to speak at the Quality Network for Prison Mental Health Services Special Interest Day "Through-the-Gate Mental Healthcare: ensuring continuity between prison and the community" in London. This event was a great opportunity to share the experience of our service as well as learning from other professionals in the area.

REGIONAL MENTAL HEALTH VISITING SUPPORT IN NUMBERS 2017

119

total cases worked



49.6%
new

50.4%
carried from 2016

65 cases closed



average case load per worker



**14 clients moved from homelessness
into a new home**

OUR IMPACT

JOHN became homeless in 1992 due to alcohol addiction and following a breakdown of relationships with his family. On becoming homeless, John spent some years living in hostels, however, drug use was rampant in the hostels so he began to sleep rough on the streets of Dublin, in parks and squatting in old buildings. John returned to live in a hostel two years ago.

As per hostel rules, he would have to leave by 10am in the morning and could not return until that evening. As a result, John was hanging around street corners, drinking heavily with nowhere to go and nothing to do.

John was first diagnosed with a mental illness in the late 1980's but was soon discharged from the psychiatric services and was left unaided regarding his mental health support needs for years. John became linked back in with mental health services through Ushers Island in 2006 and has remained supported by the team there since. John continues to link in with Ushers Island Programme for the Homeless twice per week.

Since he got his apartment in Aug 2016 with HAIL, John has started a course in Horticultural Science in a local Community College and also attends a Training Centre.

"Since I moved into my apartment the changes are unreal. I never thought I would have so many changes in my life and I put it all down to HAIL. This year I was involved with the Green Ribbon campaign and never thought I would see the day I would be handing out Green Ribbons in town or becoming part of a flash mob!!"

"I love the freedom I have now. I can come and go as I please and can cook and eat what and when I want."

John attends AA meetings to support him in his alcohol recovery, attends Ushers Island twice per week and takes every Wednesday off to collect his money and do his shopping and chores.

"My family are so proud of me, they are delighted for me."

"I love the freedom I have now."





NEW PROJECTS

We developed a partnership in Louth with Drogheda Homeless Aid and Louth County Council working with homeless individuals with mental health difficulties requiring housing. The aim of the project is to source accommodation and support each individual with resettlement, tenancy sustainment and mental health stability.

A further partnership was also developed in 2017 between HAIL, Dublin Simon and the Access Adult Homeless Mental Health Team supported by HSE Social Inclusion funding. This is to source housing and offer resettlement, floating visiting supports to identified individuals.

CENTRAL MENTAL HOSPITAL PARTNERSHIP

Now in its third year, our forensic mental health project, in partnership with the Central Mental Hospital (CMH) Rehab and Recovery team, has proven to be hugely successful. The aim of the project is to support people to move from a 24hour model of care and transition to a step down facility prior to moving into independent living with HAIL. Effective partnership working between HAIL and the CMH team has meant that 7 individuals in total have managed to transition from long term institutional care. Three individuals have made the full transition to independent living in the community. One individual moved on in 2016 and two individuals made the transition in 2017.

CASE MANAGEMENT

In 2017, Support Services fulfilled an objective to review and commence the development of HAIL's Case Management guidelines in order to deliver a more universal approach to case management across all HAIL Support Services. This included;

- Defining the varying levels of support need amongst our tenants and clients
- The development of good practice guidelines
- Developing enhanced client led recovery outcomes
- Staff workshops
- Tenant / Client consultation
- Focusing on effective and efficient time management.

A HOME OF MY OWN EVALUATION REPORT LAUNCH

In June 2017, after much hard work and participation from our clients, partners in the HSE, Fingal County Council and Dublin City Council, the Slán Abhaile evaluation "A Home Of My Own" was launched. This evidence based research demonstrates that people were happy living independently, and their quality of life had much improved. Our clients spoke at the launch, sharing their stories, and also at various events throughout the year such as a presentation at the Geary Institute in UCD, and to the panel at the HSE Excellence Awards. Some of the people we moved wrote about their life for an article with The Journal online newspaper.

‘As each individual has different needs, strengths and challenges, assessments are **client-centred** and interventions are **tailored specifically to the individual.**’

From June until December of 2017 we engaged the services of Claire, an Occupational Therapist who had previously been a volunteer student with HAIL, to work with both tenants and clients living in other forms of accommodation. Occupational Therapists working in mental health provide a variety of interventions including: evaluating and adapting the environment, working with clients to develop a balanced routine, enabling clients to engage in social or leisure activities, facilitating the development of skills of independent living, managing one’s home, managing one’s time, supporting clients to engage in training or employment or working on anxiety / stress management. As each individual has different needs, strengths

and challenges, assessments are client-centred and interventions are tailored specifically to the individual.

Eleven people were referred to Occupational Therapy in 2017, six of these were HAIL tenants and five were clients supported by HAIL. These clients were referred for a variety of different interventions and assessment was carried out with all of them to determine their specific areas of need. Five clients had 2-3 sessions while six clients went through a programme of 8-13 weekly sessions. These clients worked on areas of independent living such as cooking, home management, budgeting, self-care, healthy eating, social activity,

education and training. A huge part of the process for many clients was working on motivation and mastery in order to be able to believe that they could achieve their goals. This means breaking an activity down into smaller steps so the client succeeds and becomes more confident in their achievement.

Overall, all clients involved worked extremely hard and gave the sessions their all. Goals were reached by many and longer term goals were created by others due to a new-found sense of confidence in their abilities. Well done to all of our clients involved in the programme.

RECOVERY THROUGH PEER SUPPORT



The HAIL Peer Support Initiative began in 2016 and continued to grow and develop in 2017.

Peer Support is the help and support that people with experience of a mental illness are able to give to one another. It may be social, emotional or practical support. The key element of Peer Support in mental health is that it is built on shared personal experience and empathy. It focuses on an individual's strengths not weaknesses, and works towards the individual's wellbeing and recovery.

HAIL tenants and clients were welcomed to apply to become involved in the Peer Support Initiative. The training courses, facilitated by the Irish Advocacy Network and Crosscare, ran for eight weeks. Our Peer Support

PEER SUPPORT



one-to-one support



**Social events
/ activities
coordination**



**Training &
Development, HSE
engagement, Service
User Forums**



**Research &
Communications**

Volunteers became available to link in with HAIL tenants and clients, following the completion of their training course. The volunteers also spend time shadowing HAIL Support Workers and are provided with ongoing supervision and support.

13 individuals completed the training and there are currently 8 active Peer Support Volunteers working with HAIL tenants and clients. In 2017, 5 Peer Support Volunteers Graduated.

Our Peer Support Volunteers are also responsible for the coordination and development of regular social activities and events. In 2017, the HAIL Football team was established which has continued to develop with regular training sessions and friendly matches against other teams throughout Dublin. In the latter part of 2017, the volunteers set up the HAIL walking group and pool group. Various activities were held throughout the year, including our now annual fishing trip and Christmas party.

TERRY AND PETER were both living in HSE hostels in Portlaoise for over ten years. Although they had both settled there after such a long period of time, it was not a permanent home.

OUR IMPACT

“I love the **security** of living here.”

“I was 13 years living in the hostel in town. It never felt like a home, there was no security in it and anyone could move in with you.” – Peter

Both Terry and Peter were approached by their mental health team regarding the option of moving on to a HAIL tenancy. Initially, Terry was worried about the move; “I was apprehensive at first to move as I had been living in the hostel for years. I was foreseeing problems before they happened and put pressure on myself, but I got a lot of support with the move and it has been so positive. It is a lovely warm, comfortable house. It’s nice to see the Support Worker and Housing Officer coming down and offering support, I feel I could tell them if there was a problem and it would get sorted.”

Peter was delighted at the prospect of moving; “I couldn’t believe it at first! I thought it was too good to be true! I was delighted to move, I love it here, it is a lovely quiet area and a lovely house. We weren’t just thrown in and expected to get on with it, we had a lot of support. Louise (Support Worker) went to the CWO with us and helped us to pick the furniture for the house.”

The move has been extremely positive and successful for Terry and Peter. They are both well settled into their new home. They split the bills, grocery shopping and share the cleaning. They both enjoy their Friday night take away, watching sport on TV and take turns cooking the Sunday roast!

“I love the security of living here” – Terry

“The move has been very positive for me, I am very happy here” – Peter



GOVERNANCE

HAIL endeavours to achieve high quality standards of governance and management of the organisation. HAIL is managed by a voluntary Board of Directors who are responsible for providing leadership to the organisation. The Board reviews and approves the strategic plan, annual budgets and long term financial plans, company policies, monitors performance and approves capital expenditure and investment decisions.

The Board meets regularly as required. It met seven times during 2017. There are four Sub-Committees of the Board.

- Nominations Sub-Committee
- Properties Sub-Committee
- Support Services Sub-Committee
- Finance, Audit and Risk Sub-Committee.

HAIL follows the Code of Practice for Good Governance for Charitable Organisations and complies with the Statements for Recommended Practice (SORP) for Charities where appropriate. We have signed up to the Voluntary Regulation Code for Approved Housing Bodies issued by the Department for Housing, Planning and Local Government. We are also registered with the Charities Regulator and the Lobbying Register.

PROFILE OF DIRECTORS



Éanna McHugh Chairperson

Éanna is a retired Chartered Accountant. Since his retirement, Éanna has served as a director and chairperson on many Boards, including a number of Financial Services Companies and Not-for-profit Organisations.



Kenneth Carroll Vice Chairperson

Kenneth comes from a background in hospitality, management and marketing and is currently the Managing Director of his own independent contract catering company.



Michael Hoey Finance Director

Michael is an experienced finance professional with over 20 years experience in a range of sectors including publishing, retail and financial services. Michael is a senior manager with NAMA and is a member of the Chartered Institute of Management Accountants.



Kieran Gallagher Director

Kieran is an experienced architect and has worked in both the private and public sectors and held a number of senior posts in two Dublin Local Authorities. Kieran is retired and currently provides architectural consultancy services to Local Authorities.



Con Buckley Director

Con is a retired Community Mental Health Nurse with a particular interest in resettlement and rehabilitation, service user advocacy and Peer Support. In recent years, Con was involved in the development of recovery based models of care in the mental health services.

Dr Serena Condon Director

Serena worked as Clinical Director in St Brendan's Hospital. She also worked in Forensic Psychiatry with the Central Mental Hospital. Serena was appointed by the Mental Health Commission to the Consultant Psychiatrist post for mental health tribunals and continues to do locum work.



Nicola Palmer Director*

Nicola is an experienced lawyer who has specialised in the areas of property, conveyancing, banking law, construction law, corporate and tax. Nicola is currently a senior solicitor in Bank of Ireland's Group Legal Department.



Seosamh M. Ó' Ruairc Director*

Seosamh is a Chartered Engineer and a Director of O'Ruairc Consulting Engineers. Seosamh has over 35 years experience in major Civil Engineering projects including procurement and delivery and the planning and development of major housing schemes.



Michael Morris Director*

Michael is an engineer turned investment banker and portfolio manager. He has many years experience advising Boards and large institutional investors on strategy, financials, valuations, governance, growth, business efficiency.



Heather Musgrave Director*

Heather is a registered mental health nurse and is currently Head of Operations for a Private Home Care organisation. She has extensive experience in the care sector both here and in the UK.



*resigned 11th December 2017 *resigned 23rd October 2017
*joined March 2018

FUTURE, RISKS AND CHALLENGES

Set against the objectives of our Strategic Plan 2015-2019, we see the future risks and challenges for HAIL as follows;

CHANGING FUNDING ENVIRONMENT

The shift in funding systems for the provision of social housing brings challenges to all Approved Housing Bodies.

Our Support service is funded via annual Service Level Agreements, meaning that there is no multi-annual funding available. Funding mechanisms and the identification of new revenue sources to maintain and develop our support services will present challenges.

The sector reclassification of all Tier 3 AHBs by the CSO and Eurostat as bodies controlled by Government in 2018 will be another challenge going forward, in particular for the delivery of new social housing. The real consequences of this reclassification are currently being assessed, however we believe that any issues identified can be resolved to ensure we continue to deliver much needed homes for our future tenants.

BUILDING UPON EXISTING STRENGTHS AND CHOICE

We have a number of choices in where we could position ourselves in the coming years, for example whether to expand geographically and at what scale. We are actively looking to build incrementally on our strengths, and considering to adopt a more ambitious strategy. However, it is imperative that we do not put our existing strengths at risk and continue to maintain the quality and integrity of our work.

NEW OPPORTUNITIES AND PARTNERSHIP WORKING

We are actively seeking new opportunities for the provision of social housing by working in partnership

with the HSE, Local Authorities and other AHBs to purchase or new build properties. HAIL aim to add an extra 10% to our stock per annum over the coming years. We are continuing to work with the HSE to expand our tenancy sustainment provision. We therefore anticipate that the number of homes we manage will increase over the coming years, as will our tenancy sustainment delivery.

NICHE SPECIALISM AND THE FUTURE OF OUR SUPPORT SERVICES

Our focus on the needs of people with enduring mental health difficulties plays a vital role within the provision of social housing and associated support services. We will continue to focus on our niche service area as it is a space where we can and do make a real difference as a result of our expertise. There continues to be considerable demand for tailored, professional services to support those with mental health difficulties to sustain their tenancies. With the focus on moving people from mental health congregated settings, this is an area where we feel we can continue to expand our presence.

REGULATION AND GOVERNANCE

We recognise the growing requirements for the regulation of Approved Housing Bodies and not-for-profit organisations, and will continue to ensure that we comply with all of the relevant regulatory requirements and standards to ensure the future growth of HAIL.

With all of the above in mind, we will continue to work towards delivering good quality affordable social housing and appropriate supports to empower people with mental health difficulties to live independently and integrated into the community.

FINANCIAL HIGHLIGHTS 2017

2017 HAIL continued to generate a very positive financial performance

There was a net income for the financial year of €662K (2016 €668K). The income resources includes rental income of €1,078K (2016 €928K), amortisation of local authority mortgages €1,402K (2016 €1,328K), rental payments from Local Authorities €447K (2016 €232K) and revenue based grants of €866K (2016 €944K). The expenditure includes payroll costs of €1,112K (2016 €1,105K), depreciation on all fixed assets of €926KK (2016 €857K) and repairs and properties costs of €537K (2016 €487K).

The Board reviewed and changed its policy on Reserves following the implementation of accounting policy FRS102. This has resulted in a redesignation of all existing Reserves into two main categories – a Development and Building Maintenance Reserve which will be cash backed and an Accumulated Funds Reserve. At the 31 December 2017 the Company held reserves totalling €10,494K. (2016 €9,647K) This reflects the Company's continuing growth.

The liquidity position is very strong. There is cash balances of €3,544K (2016 €3,287K) at 31 December 2017.

During 2017 HAIL continued to work in partnership with the Department of Housing, Planning and Local Government, Local Authorities, the HSE and other Approved Housing Bodies. We worked with the Housing Finance Agency (HFA) and the Bank of Ireland to access finance to continue to increase our housing stock as part of the Rebuilding Ireland programme.

At the 31 December 2017 the Company held reserves totalling €10,494K (2016 €9,647K). This reflects the Company's continuing growth.

These reserves were split as follows:

39%
**Development
& Building
Maintenance
Reserve
(€4,072K)**

61%
**Accumulated
Funds
Reserve
(€6,422K)**

HOUSING ASSOCIATION FOR INTEGRATED LIVING

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2017

	NOTE	RESTRICTED FUNDS €	UNRESTRICTED FUNDS €	2017 TOTAL €	2016 TOTAL €
INCOME					
Rental income	-	-	1,078,517	1,078,517	928,812
Amortisation of local authority mortgage loans	-	-	1,402,457	1,402,457	1,328,057
Rental payments from Local Authorities	-	-	446,855	446,855	231,572
Management & maintenance allowance	-	-	59,187	59,187	59,187
Revenue based grants	866,014	-	-	866,014	944,529
Deferred income	-	-	-	-	50,000
Bank interest	-	-	4,064	4,064	14,609
Other income	-	-	10,930	10,930	11,010
TOTAL INCOME		866,014	3,002,010	3,868,024	3,567,776
EXPENDITURE					
Housing management services		50,535	2,339,270	2,389,805	1,953,543
Support services		807,350	-	807,350	936,682
Governance costs		4,847	3,927	8,774	9,632
TOTAL EXPENDITURE		862,732	2,343,197	3,205,929	2,899,857
NET INCOME					
		3,282	658,813	662,095	667,919
Accumulated funds at beginning of year		358	4,786,030	4,786,388	4,118,469
Transfer of property from a Local Authority		-	185,000	185,000	-
Transfer from unrestricted capital reserve		-	789,137	789,137	-
ACCUMULATED FUNDS AT END OF YEAR		3,640	6,418,980	6,422,620	4,786,388

A copy of the Directors' report and the audited financial statements for the financial year ended 31 December 2017 is available on our web site www.hail.ie or you can contact the Registered Office for a copy.

HOUSING ASSOCIATION FOR INTEGRATED LIVING

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2017

	2017 €	2016 €
FIXED ASSETS		
Tangible assets	36,534,742	36,365,094
	36,534,742	36,365,094
CURRENT ASSETS		
Debtors and prepayments	128,373	117,791
Cash at bank	3,544,817	3,287,082
Financial - Prize Bonds	20,000	20,000
	3,693,190	3,424,873
CURRENT LIABILITIES		
Creditors and accruals	255,444	183,900
Capital assistance mortgage loans	724,117	723,105
Capital loan & subsidy mortgage loans	677,766	677,766
Bank loans	71,047	48,019
Housing Finance Agency loans	21,418	5,316
	1,749,792	1,638,106
NET CURRENT ASSETS	1,943,398	1,786,767
TOTAL ASSETS LESS CURRENT LIABILITIES	38,478,140	38,151,861
LONG TERM LIABILITIES		
Capital assistance mortgage loans	14,683,999	15,353,593
Capital loan & subsidy mortgage loans	10,625,067	11,302,833
Capital advance leasing facility	783,467	756,543
Bank loans	1,151,903	894,116
Housing Finance Agency loans	739,517	197,684
	27,983,953	28,504,769
NET ASSETS	10,494,187	9,647,092
RESERVES		
Development & maintenance reserve	4,071,567	4,071,567
Accumulated funds	6,422,620	5,575,525
TOTAL RESERVES	10,494,187	9,647,092

FINANCIAL PERFORMANCE

8%

increase in turnover

2017 €3,868,024 | 2016 €3,567,776

**PRIVATE FINANCE SECURED
HOUSING FINANCE AGENCY***



2017
€571,250

2016
€203,000

* HAIL has
Certified Body
status with the
HFA

BANK OF IRELAND

2017
€332,500

2016
€329,000

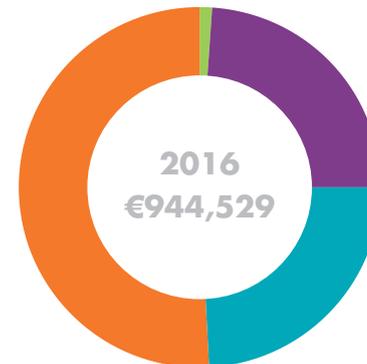


TOTAL SPEND ON MAINTENANCE OF PROPERTIES

2017
€489,537

2016
€441,575

SUPPORT SERVICES FUNDING



- Health Service Executive
- Dublin Regional Homeless Executive
- Genio Trust
- Other

8% decrease in funding
following cessation of Genio funding

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**Member of the Irish Council
for Social Housing**



Irish Council
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**Feidhmeannacht um Dhaoine ar Easpa
Díidíne Réigiún Bhaile Átha Cliath**
Dublin Region Homeless Executive