



DIRECTORS' REPORT & FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR
ENDED 31 DECEMBER 2023

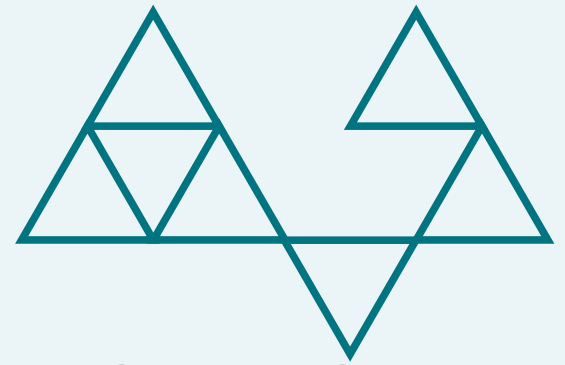
Company Registration Number 109465
Registered Charity Number CRA 20013394
Charity Number CHY 6796



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DIRECTORS AND OTHER INFORMATION



Directors

Keith Blizzard
Ned Brennan (resigned 12.2.24)
Cathal Callan
Kieran Gallagher (resigned 11.12.23)
Rose Marie Kennedy
Jack Lee
Marie Lynch
Michael Morris (Chairperson)
Áine Myler
Kevin O’Sullivan (resigned 12.12.23)
Josephine Ryan (Vice Chairperson)
Anne Doherty (appointed 29.05.23)

Chief Executive Officer

Martina Smith

Company Secretary

Clíodhna O’Leary

Company Number

109465

Registered Charity Number

CRA 20013394

Charity Number

CHY 6796

Registered Office and Business Address

2nd Floor
Central Hotel Chambers
7 – 9 Dame Court
Dublin
D02 X452

Independent Auditors

Grant Thornton
Penrose One
Penrose Dock
Cork

Bankers

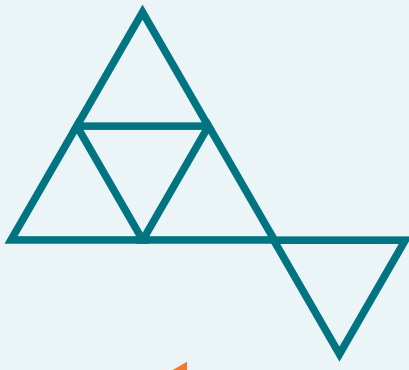
Bank of Ireland
St. Stephens Green
Dublin 2

AIB Bank
Dame Street
Dublin 2

Housing Finance Agency
46 St. Stephens Green
Dublin 2

Solicitors

Ryans Solicitors
46 Harrington Square
Dublin 8



02

DIRECTORS' REPORT INCORPORATING THE TRUSTEES' REPORT

The Directors, who are also the trustees for the purposes of charity law, present their report and the audited financial statements for the financial year ended 31 December 2023. This report presents the information and disclosures required by a Directors' Report under the Companies Act 2014, together with the information required by the Charities Statement of Recommended Practice, effective from 1 January 2019. The financial statements are prepared in accordance with "FRS 102 The Financial Reporting Standard" applicable in the United Kingdom and Republic of Ireland, issued by the Financial Reporting Council.

The Directors have prepared a separate Annual Report for 2023. The Annual Report deals separately with performance, outcomes and impact of our work during 2023. A copy of the Annual Report is available on our web site www.hail.ie or you can contact the Registered Office for a copy.

Principal activities and objectives

HAIL's principal activity is to provide housing and support to people with mental health difficulties.

HAIL is an Approved Housing Body with the Department of Housing, Local Government and Heritage and has attained certified body status with the Housing Finance Agency. HAIL provides accommodation and services in Dublin, Kildare, Wicklow, Louth, Laois, Offaly, Limerick, Sligo, Longford, Donegal and Monaghan. HAIL is a member of the Irish Council for Social Housing. HAIL previously signed up to the Voluntary Regulation Code and is now deemed registered with the new Approved Housing Body Regulatory Authority (AHBRA).

ABOUT US

HAIL is a registered trade name of Housing Association for Integrated Living, (the Company or HAIL) a company limited by guarantee and not having a share capital. The Company is a not-for-profit organisation.

HAIL is a charity registered with the Charities Regulator registered No. 20013394, and has been granted Charitable Tax Exemption by the Revenue Commissions in Ireland with registered charity number: CHY 6796. The Registered Office of the Company is Second Floor, Central Hotel Chambers, 7–9 Dame Court, Dublin 2, D02 X452.

OUR PURPOSE

HAIL's mission is to provide the key to independent living and to support tenants and clients, primarily those with mental health difficulties, to integrate and live independent lives in the community.

OUR VISION

HAIL's vision is to drive excellence in mental health housing support and be the partner of choice for delivering integrated independent living in communities across Ireland.

OUR VALUES

- **Trust:**
Our relationships are built on trust. We work closely with our stakeholders, clients and tenants to achieve the best possible outcomes.
- **Respect:**
We work towards creating an equitable society where all are treated with respect and dignity. We listen with open hearts and open minds as we believe everyone's voice has a right to be heard and respected.
- **Leadership:**
We are leaders in delivering our vision and purpose, courageously and responsibly providing homes and supporting those living with significant and enduring mental health difficulties.

KEY GOVERNANCE AND MANAGEMENT PERSONNEL

Organisational Structure

The Company is managed by a voluntary Board of Directors.

Composition of the Board

The directors who served during the year were: Keith Blizzard, Ned Brennan, Cathal Callan, Kieran Gallagher (resigned December 2023), Rose Marie Kennedy, Jack Lee, Marie Lynch, Michael Morris, Áine Myler, Kevin O Sullivan (resigned December 2023) and Josephine Ryan. A brief profile of the directors is available in our Annual Report and on our web site www.hail.ie. The Board met five times during 2023.

Clíodhna O'Leary is the Company Secretary.

Key Management Personnel

Martina Smith is the CEO and, as CEO, does not serve as a director. During 2023, the Leadership Team consisted of Martina Smith (CEO), Julie Cruickshank (Head of Services), Eiméar O'Hagan (Head of Housing and Property) and Clíodhna O'Leary (Head of Finance).

The Board acknowledges with appreciation the committed work of our leadership team and staff. The staffing level at the end of December was 46 including six part-time staff– the gender split of the staff is thirty-two female and fourteen male. At the end of 2023 we had 23 volunteers on our Peer Support programme.

Our continuing success and our achievements are due to the staff's professionalism, dedication and commitment to our mission. The Board has delegated the responsibility of the day-to-day operational management and decision making of the Company to the CEO and the leadership team.

Board Appointments

In line with good governance guidelines, HAIL has in place policies to ensure that the organisation is effectively governed. This range of policies and the terms of reference of the Board committees, directs the conduct of the directors and sets out standards, processes and the values of HAIL in dealing with all stakeholders.

Appointments to the Board are for a term of five years with an option of serving a second term of five years, for a maximum period of ten years. New directors receive a comprehensive, formal and tailored induction complemented by a training and development programme on an ongoing basis for all directors.

HAIL has in place a renewal and succession policy to ensure that the Board has the relevant skills, expertise, knowledge and diversity. The current Board is made up of 7 males and 4 females.

Code of Conduct and conflicts of interest

The Board has in place a number of key governance policy documents, all of which are reviewed on a regular basis. These include:

- Delegated authority and matters reserved for the Board;
- Terms of Reference for each of the Board's Committees;
- A code of conduct and ethics for company directors and members of Committees;
- A conflicts of interest policy for Board Directors and senior staff, including a conflicts of interest register.

BOARD COMMITTEES

Each Committee is chaired by a Non-Executive Director. There are five Committees of the Board:

Properties Committee

The primary function of this committee is to support the Board in all matters relating to the Company's property portfolio and the acquisition of properties. The committee also considers the suitability and sustainability of properties to be acquired as well as the cost and cash flow implications of proposed acquisitions of properties. The committee advises the Board on appropriate levels of planned maintenance to adequately maintain properties. During 2023 the committee met five times.

Services Committee

This committee has particular responsibility for the review, development and implementation of quality standards and best practice in the ongoing work of tenancy sustainment support to the company's tenants and clients. This committee has responsibility for monitoring the health and safety elements of support operations and evaluating the capacity of the service to take on new business.

It considers strategic changes and new support delivery arrangements and makes recommendations to the Board. The committee ensures the Company remains up to date with and in a position to help shape housing with support policies into the future. During 2023 the committee met four times.

Audit & Risk Committee

Audit & Risk Committee identifies, evaluates and monitors the risks identified. It provides an independent oversight of the annual financial statements, risk register and internal controls and liaises with the Company's auditors. It makes recommendations to the Board as appropriate. The Audit & Risk Committee met five times during 2023.

Finance Committee

This committee reviews and monitors all aspects of the Company's financial performance. It provides an independent review of annual budgets, management accounts, annual financial statements and reports. It makes recommendations to the Board as appropriate. The Finance Committee met five times during 2023.

The Nominations Committee

This committee assists the Board in ensuring that the composition of the Board and its Committees have the appropriate skills, knowledge and experience. It supports the Chairperson in monitoring the performance of the Board as a whole and that of individual directors. It recommends the appointment of new directors and assists directors to understand their responsibilities and the expectations of them. The committee met twice during 2023.

Review of Business and future developments

In 2023 HAIL owned and managed 474 homes for social housing tenants, mainly in the greater Dublin area and also in the surrounding counties including Kildare, Wicklow, Louth, Laois, Longford Sligo, Offaly and expanded its operations in 2023 to Monaghan and Donegal.



474
homes
owned and managed
by HAIL in 2023

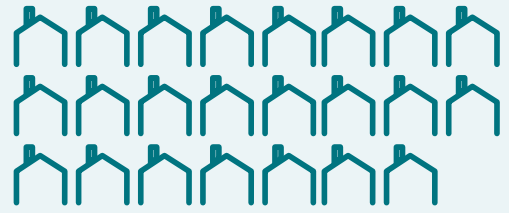
In 2023, the Company spent €527K on day-to-day repairs, cyclical and void maintenance and continued a planned maintenance programme spending was €718K in total which was split between expenditure (€144K) and capital (€573K) on the upgrade of tenants' homes.



€527,000
spent on day-to-day,
cyclical and void
maintenance in 2023

HAIL has annual service level agreements with a number of Local Authorities including Wicklow County Council and Louth County Council, the HSE, and the Dublin Regional Homeless Executive to provide tenancy sustainment support to people with enduring mental health issues. This support is provided to the Company's own tenants and those of local authorities, other AHBs and private tenancies. HAIL received €1,881K in 2023 (2022: €1,719K) under these service level agreements. This service benefits tenants and clients by helping them remain in their own homes, understand their tenancy requirements, look after the everyday bills and get involved in their community. Many of HAIL's tenants and clients have lived in congregated settings or have experienced homelessness and this service is invaluable in helping them to stay in their homes. In addition, that security of tenure can provide the additional benefits of improved wellbeing and mental health.

service level agreements
€1,881k in 2023
(2022: €1,719k)



**23/23 new homes that
were delivered in 2023,
were allocated to tenants
with enduring mental
health issues who are
supported by HAIL**

Of the 23 new homes that were delivered in 2023, 23 were allocated to tenants with enduring mental health issues who are supported by HAIL.

HAIL is actively seeking new opportunities for the provision of social housing by working in partnership with the HSE, Local Authorities and other AHBs to purchase off-the-shelf properties or new build properties. HAIL continues to pursue opportunities for partnership and collaboration with other organisations in order to deliver services to those that need them. HAIL is actively working with the HSE to expand the tenancy sustainment services, both within and outside the Company's current area of operation. Directors therefore anticipate that the number of homes under management and the tenancy sustainment provision will increase over the forthcoming years, in a wider area of operation.

Reserves have been built up over the years to meet the expenditure required under the planned maintenance programme and to support the purchase of properties. Our accumulated funds are adequate for the proposed maintenance programme, property purchase financing and future repayment of CALF funding. A 30-year Long Term Financial plan is calculated each year to ensure the accumulated reserves are adequate to cover these commitments. Our total capital and reserves at the end of 2023 are €15,300K (2022: €14,766K).

FINANCIAL REVIEW

RESULTS

There was a net income for the financial year of €534K (2022 €778K). The incoming resources includes the amortisation of local authority mortgages of €1,857K (2022 €1,828K) and the expenditure includes depreciation on properties of €1,360K (2022 €1,044K). Both the amortisation of mortgages income and the depreciation of properties charge are non-cash items. These two non-cash items account for €497K (2022 €783K) of the net income for the financial year.

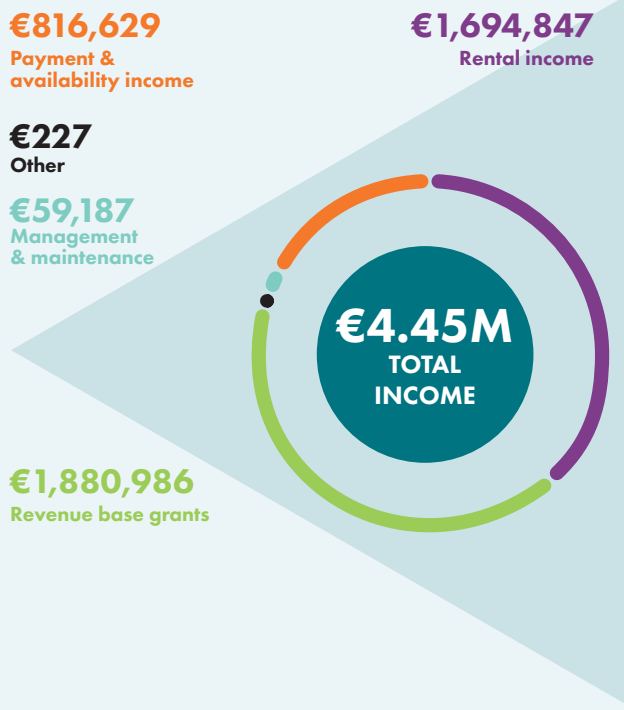
Excluding these non-cash items, the operating surplus for 2023 was €37K (2022: deficit €5K).

The surplus can be split between our restricted funds activities, mainly our support services surplus of €2K and our housing section surplus of €35K.

The Directors expect that the level of activity will increase in future years to meet the demands of both the individuals and families we support and those of our future tenants.

Income

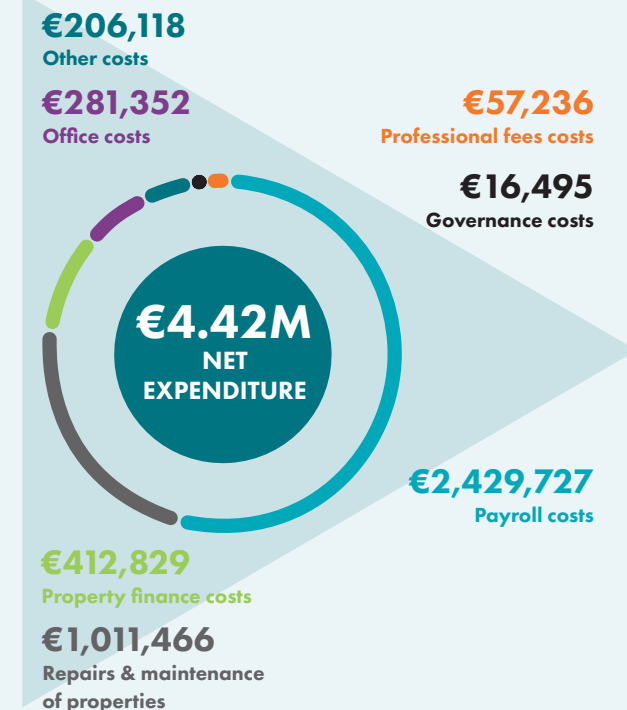
HAIL's total income for the year is €6.31 M (2022 €5.84M) which, if non-cash amortisation is excluded, equals €4.45M (2022 €4.01M). Our income of €4.454M is made up as follows:



Expenditure

HAIL has a total expenditure of €5.78M (2022 €5.06M) which, if depreciation is excluded, equals net expenditure of €4.42M (2022 €4.02M). Of that, €2.4M relates to payroll costs representing 55% of our costs, excluding depreciation. We benchmark our staff payroll and remuneration against sector payroll reports – National Guide to Pay and Benefits in Community, Voluntary and Charitable Organisations.

A breakout of our expenditure is as follows:



Funding

During 2023, HAIL continued to work in partnership with the Department of Housing, Local Government and Heritage, local authorities, Housing Finance Agency and the HSE. We continue to work with Bank of Ireland and Allied Irish Banks who can provide us with access to private finance should we require it to continue to increase our housing stock as part of Housing for All – A New Plan for Ireland.

Capital and Reserves

At the 31st December 2023, the Company held capital and reserves totaling €15.30M (2022 €14.76M). This reflects the Company's continuing growth:

Development, Building Maintenance Reserves and Accumulated Funds	2023	€15.30M
	2022	€14.76M

Cash Balances

At the 31st December 2023, the company held cash balances of €2.32M (2022 €3.45M). The main reasons for holding these cash balances is to meet future cash requirements to implement the company's programme of planned maintenance, to ensure the properties are maintained in a suitable condition, and to meet the requirement to repay Capital Advance Leasing Facility (CALF) loans, including the interest, in a bullet payment at the end of the term of the loans.

Internal Controls

The Directors acknowledge their overall responsibility for the Company's systems of internal control and for reviewing its effectiveness. The Board approves all internal control policies. The Directors have delegated responsibility for the implementation and monitoring of the agreed policies to the CEO.

The internal control policies include financial controls, which enable the Board to meet its responsibilities for the integrity and accuracy of the Company's accounting records.

The Board has established a process of reporting that addresses the Board's wider responsibility to maintain, review and report on operational and financial internal controls.

Internal Audit

The Company has a 3-year programme for internal audits on key aspect of the business. These areas are identified and approved for Internal Audit by the Audit and Risk Committee.

Risk Register and Review

The Audit & Risk Committee and the Board review the Risk Register on a quarterly basis. The process of identification and assessment of our risks, our Risk Management Strategy and Framework are reviewed on an annual basis. In line with our Strategic Plan objectives in 2023, the Risk Register was divided into four categories – Customers, Growth, Profile and Organisation.

The identification and management of risk is an integral part of our business. Consequently, the Risk Register is presented and reviewed at management and staff meetings for discussion and to gain input from staff across the organisation. The Audit and Risk Committee oversees the Risk Register, seeking assurance that all mitigating actions are identified and are in operation and that any further actions are completed. Risk is also considered on all projects at an organisational and strategic level. Performance in the Approved Housing Body sector is generally affected by government policies, changing legislation, the impact of the new regulatory regime and changes in the political or economic conditions.

The main risks identified by HAIL and managed in 2023 were:

- (a) Delivery of the housing growth programme
- (b) The increase in running costs of the organisation not matched by income stream leading to an unsustainable deficit, insufficient cash flow.
- (c) The financial sustainability of the support services function and insufficient funding for real staffing costs.
- (d) Ongoing sustainability of the staffing structure including: The capacity to deliver on our strategic plan, ensuring our human infrastructure is able to deliver: Insufficient capacity and resources to deliver on the Strategic Plan and risk of staff burnout stress.

Measures are in place to manage, control and mitigate these risks where possible. The implementation of controls and further mitigating actions is regularly monitored by the Board, the Audit and Risk Committee and other relevant Committees as required. The implications of inflation across all sectors including maintenance and building costs, higher energy costs, and other external economic risks are being reviewed by HAIL and the ongoing effect is being monitored.

A 30 Year Financial Plan is prepared annually and reviewed by the Board and its Committees. Several scenarios were created to stress-test future plans, culminating in a 'Perfect Storm' scenario. A plan was then put in place, aligned to the risk register, to ensure that there are mitigating actions and key indicators to monitor any risks to the organisation.

HAIL is registered with and regulated by the Approved Housing Body Regulatory Authority (AHBRA) providing annual returns. In 2023 HAIL completed an annual assessment of compliance with the approved standards and the regulatory assessment outcome was: compliant with improvements.

Budget Control

Each year, we prepare a three-year forecast and a detailed annual budget. The actual results are compared to budget on a monthly basis and any material variances explained to the Finance Committee on a quarterly basis. Detailed management accounts, with commentary, are presented to the Board directors at each Board meeting. A detailed, revised outcome for the year is prepared a minimum of twice yearly, based on the actual results to date. The actual results are also compared against the current year budget during the year to ensure alignment with the Strategic Plan, tight budgetary control and value for money. Quarterly Key Performance Indicators (KPIs) are reviewed by the Finance Committee and reported to the Board. KPIs are monitored against benchmarks set by the Approved Housing Body Regulatory Authority and against sector averages. A 30-year financial plan is prepared, reviewed and approved each year by the Board

to ensure the continuing financial sustainability of the Company. Various items identified from the risk register are then stress tested within the 30-year Financial plan including a perfect storm scenario.

Future Plans

HAIL's Strategic Plan 2024-2028 is available on our website www.hail.ie and sets out our key strategic objectives until then.

The strategic priorities are as follows:

1. People

- Continue to be tenant- and client centred, ensuring we listen to and involve them in changes and improvements to the delivery and management of our services.
- Protect our strong culture to continue to deliver an excellent service and ensure we are the employer of choice within the sector.
- Encourage and empower our staff to be leaders in their field, to ensure the best outcomes for tenants, clients, colleagues and partners.
- Cultivate a diverse workforce and board.
- Continue to develop and promote the great work of our Peer Support Volunteer programme.

2. Excellence

- Ensure and objectively evidence that our current high-quality specialist mental health tenancy sustainment support and housing services are maintained to meet the needs of our tenants and clients.
- Maintain our robust governance structures and systems, complying with ongoing regulatory requirements in governance, financial sustainability and risk management.
- Ensure environmental sustainability is included in our decision-making processes in providing homes and services
- Be the visionary leaders in integrated and independent living. Work with funders, advocacy groups and government bodies to inform policy that best meets the growing demand for homes and mental health tenancy sustainment.

- Demonstrate the strong impact of our work by running effective communications campaigns for all our stakeholders.

3. Growth

- Grow our housing stock by up to 60% in the plan period, equivalent to 300 more homes.
- Achieve our vision of excellence in mental health tenancy sustainment and continue to be the partner of choice by growing our support services in line with our housing growth.
- Develop further strategic partnerships to deliver our growth plans.
- Explore alternative funding sources to achieve our strategic aims.
- Continue to grow our excellent staff team to meet the increasing demand on the organisation in the environment we operate in.

4. Partnerships

- Continue to collaborate closely with the HSE to assist them in meeting their strategic aims, delivering an excellent service and value for money.
- Build on strong relationships with Local Authorities across Ireland to provide housing, mental health tenancy sustainment and expert advice in this field.
- Seek mutually beneficial partnerships with housing developers to meet our target of 300 new homes over the lifetime of this strategic plan.
- Work with other Approved Housing Bodies to meet the strategic aims of Housing for All and the 2022-2027 National Housing Strategy for Disabled People.
- Strengthen our advocacy and stakeholder engagement to provide a platform for those with lived experience of mental health difficulties to inform policy on their housing needs.
- Be the trusted partner in jointly providing homes and support services.

Upkeep of Housing Properties

The Company's policy is to maintain its housing properties to a very high standard and to comply with all regulatory requirements. Between 2017 and 2019 HAIL completed stock condition surveys on 95% of our properties and we have now commenced a further cycle in 2023, completing surveys of 21% of HAIL's housing stock in 2023. This information now underpins our Asset Management Strategy 2023-2027. In accordance with FRS102, the actual expenditure on maintaining our properties is recorded in the Statement of Financial Activities rather than against reserves. We have adopted Component Accounting in line with best practice in 2022 and part of the planned maintenance expenditure is now capitalised as part of this implementation. The expenditure on the planned and cyclical maintenance program is incorporated in the 30 Year Financial Plan; as well as our void and response repair spend this ensures we have sufficient funds to meet this expenditure.

Compliance and Legislation

The Board acknowledges its responsibility to ensure that the Company complies with all its statutory and relevant Government and regulatory requirements. The Board has procedures in place to meet its legal and regulatory requirements and with respect to each of the following two items, we confirm:

- appropriate arrangements or structures are in place to secure material compliance with the company's relevant obligations and
- a review of such arrangements and structures has taken place during the year.

Pensions

The Company operates a defined contribution pension scheme, which employees are eligible to join. The Company matches staff contribution up to a maximum of 6% of salary. The pension scheme is managed by Phelan Caswell Insurances Ltd and is invested with Zurich Life.

Environment

The Company has a proactive approach to assisting all personnel to conduct business in a manner that protects the environment for tenants, staff and the community. The Company is compliant with relevant environmental legislation.

Health & Safety at Work

It is the policy of the Company to ensure the health and welfare of employees by maintaining a safe place and system of work. This policy is based on the requirements of employment legislation, including the Safety, Health and Welfare at Work Act 2005 and a comprehensive Health and Safety Statement is in place. A Health and Safety Risk Register has been drawn up and is reviewed quarterly.

Dividends and Retention

The Company is precluded by its Memorandum of Association from paying dividends, either as part of normal operations or on a distribution of its assets in the event of a winding-up.

Accounting Records

The directors acknowledge their responsibilities under Section 281 to 285 of the Companies Act 2014 to keep adequate accounting records for the Company. In order to comply with the requirements of the Act, a qualified accountant is employed. The accounting records of the Company are maintained at Second Floor, Central Hotel Chambers, 7-9 Dame Court, Dublin 2.

Going Concern

The directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus, they continue to adopt the going concern basis in preparing the annual financial statements. Further details concerning the adoption of the going concern basis can be found in accounting policies to the financial statements.

Post Balance Sheet Events

There were no significant events affecting the Company since the year-end.

Research and Development

No research and development were undertaken by the Company in 2023 or 2022.

Political Donations

No political donations were made by the Company in 2023 or 2022.

Transactions with Directors

There were no contracts or transactions entered into by the Company in which any director had an interest, as defined in the Companies Act 2014, at any time during the year ended 31 December 2023 (2022: None).

Statement of Disclosure of Information to the Independent Auditor

Each of the persons who is a director at the date of the approval of these financial statements confirms that:

1. So far as the director is aware, there is no relevant audit information of which the auditor is unaware, and
2. The director has taken all steps that they ought to have taken as a director, in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of Section 330 of the Companies Act 2014.

Independent Auditor:

The independent auditor, Grant Thornton, will continue in office in accordance with section 383(2) of the Companies Act 2014.

Michael Morris
Director

Josephine Ryan
Director

Date: 28th May 2024

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2023

The directors are responsible for preparing the Directors' report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare the financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the Company as at the financial year end date, of the profit or loss for that financial year and otherwise comply with the Companies Act 2014.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the Company's financial statements and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for ensuring that the Company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the Company, enable at any time the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy, enable them to ensure that the financial statements and Directors' report comply with the Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the board

Michael Morris
Director

Josephine Ryan
Director

Date: 28th May 2024

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF HOUSING ASSOCIATION FOR INTEGRATED LIVING

Opinion

We have audited the financial statements of Housing Association for Integrated Living (the Company), which comprise the Statement of comprehensive income, the Balance sheet, the Statement of changes in equity for the financial year ended 31 December 2023, and the related notes to the financial statements, including the summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and accounting standards issued by the Financial Reporting Council including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (Generally Accepted Accounting Practice in Ireland).

In our opinion, Housing Association for Integrated Living financial statements:

- give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland of the assets, liabilities and financial position of the company as at 31 December 2023 and of its financial performance for the financial year then ended; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) ('ISAs (Ireland)') and applicable law. Our responsibilities under those standards are further described in the 'Responsibilities of the auditor for the audit of the financial statements' section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, namely the Irish Auditing and Accounting Supervisory Authority (IAASA) Ethical Standard concerning the integrity, objectivity and independence of the auditor, and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in

accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities, and the responsibilities of the directors, with respect to going concern are described in the relevant sections of this report.

Other information

Other information comprises information included in the annual report, other than the financial statements and the auditor's report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies in the financial statements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Matters on which we are required to report by the Companies Act 2014

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the Directors' report is consistent with the financial statements. Based solely on the work undertaken in the course of our audit, in our opinion, the Directors' report has been prepared in accordance with the requirements of the Companies Act 2014.

Matters on which we are required to report by exception

Based on our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' report.

Under the Companies Act 2014 we are required to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by sections 305 to 312 of the Act have not been made. We have no exceptions to report arising from this responsibility.

Responsibilities of management and those charged with governance for the financial statements

As explained more fully in the directors' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland, including FRS 102, and for such internal control as they determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the company's ability

to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the company's financial reporting process.

Responsibilities of the auditor for the audit of the financial statements

The auditor's objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes their opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs (Ireland), the auditor will exercise professional judgment and maintain professional scepticism throughout the audit. They will also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If they conclude that a material uncertainty exists, they are required to draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify their opinion. Their conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a matter that achieves a true and fair view.

The auditor communicates with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that may be identified during the audit.

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose.

To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Michael Nolan

For and on behalf of

Grant Thornton

Chartered Accountants

Statutory Audit Firm

Cork

Date: 28th May 2024

STATEMENT OF FINANCIAL ACTIVITIES

INCORPORATING THE INCOME & EXPENDITURE ACCOUNT

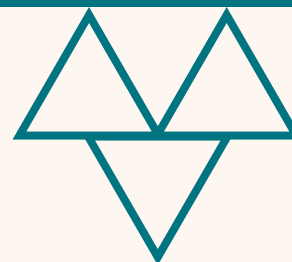
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2023

	NOTE	RESTRICTED FUNDS €	UNRESTRICTED FUNDS €	2023 TOTAL €	2022 TOTAL €
INCOME					
Rental income		-	1,724,908	1,724,908	1,552,018
Rental void loss	4	-	(30,060)	(30,060)	(33,012)
Amortisation of local authority mortgage loans		-	1,857,046	1,857,046	1,828,090
Rental payments from local authorities	5	-	816,629	816,629	718,154
Management & maintenance allowance		-	59,187	59,187	59,187
Revenue based grants	6	1,880,986	-	1,880,986	1,719,141
Bank interest		-	227	277	2
Other income		-	-	-	-
TOTAL INCOME		1,880,986	4,427,937	6,308,923	5,843,580
EXPENDITURE					
Housing management services	7	85,371	3,856,908	3,942,279	3,416,401
Support services	8	1,818,900	-	1,818,900	1,632,350
Governance	9	9,944	4,262	14,205	16,628
TOTAL EXPENDITURE		1,914,215	3,861,170	5,775,384	5,065,379
NET (EXPENDITURE)/INCOME					
		(33,229)	566,767	533,539	778,201
Accumulated funds at beginning of year		4,429,919	10,336,476	14,766,395	13,988,194
Funds Transfer		-	-	-	-
Transfer of property from the HSE		-	-	-	-
ACCUMULATED FUNDS AT END OF YEAR		4,396,690	10,903,243	15,299,934	14,766,395

All accounts relate to continuing operations.

There was no other comprehensive income for 2023 (2022: €NIL).

The notes on pages 20 to 32 form part of these financial statements.



STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2023

	NOTE	2023 €	2022 €
FIXED ASSETS			
Tangible assets	11	53,124,682	49,418,622
		53,124,682	49,418,622
CURRENT ASSETS			
Debtors and prepayments	12	548,359	275,734
Cash at bank		2,322,067	3,455,707
Financial - Prize Bonds		20,000	20,000
		2,890,426	3,751,441
CURRENT LIABILITIES			
Creditors and accruals	13	1,492,340	921,275
Capital assistance mortgage loans	14	1,140,484	1,111,528
Capital loan & subsidy mortgage loans	15	716,562	716,562
Bank loans	17	128,730	143,626
Housing Finance Agency loans	18	122,434	56,883
		3,600,550	2,949,874
NET CURRENT LIABILITIES / ASSETS		(710,124)	801,567
TOTAL ASSETS LESS CURRENT LIABILITIES		52,414,558	50,220,189
LONG TERM LIABILITIES			
Capital assistance mortgage loans	14	22,863,242	22,705,341
Capital loan & subsidy mortgage loans	15	7,027,100	7,743,663
Capital advance leasing facility	16	2,212,252	1,594,148
Bank loans	17	1,669,560	1,783,394
Housing Finance Agency loans	18	3,342,470	1,627,248
		37,114,624	35,453,794
NET ASSETS		15,299,934	14,766,395
RESERVES			
Reserves and Accumulated funds	19	15,299,934	14,766,395
TOTAL RESERVES		15,299,934	14,766,395

The accompanying notes are an integral part of these financial statements.

Approved by the board on 28th May 2024

And signed on behalf of the board by:

Michael Morris
Director

Josephine Ryan
Director

STATEMENT OF CHANGES IN RESERVES

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2023

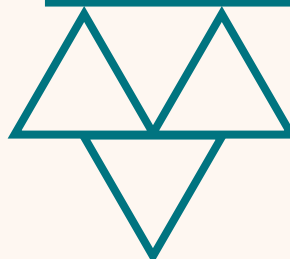
	ACCUMULATED FUNDS €	TOTAL €
AT 1 JANUARY 2023	14,766,395	14,766,395
Surplus from statement of financial activities	533,539	533,539
1 DECEMBER 2023	15,299,934	15,299,934

	ACCUMULATED FUNDS €	TOTAL €
AT 1 JANUARY 2022	13,988,194	13,988,194
Surplus from statement of financial activities	13,988,194	13,988,194
Transfer from Development, Building Reserve to general reserve	778,201	778,201
AT 31 DECEMBER 2022	14,766,395	14,766,395

STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2023

	NOTE	2023 €	2022 €
RECONCILIATION OF NET OUTGOING RESOURCES TO NET BANK POSITION			
NET CASH GENERATED FROM OPERATING ACTIVITIES	21	535,578	544,325
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of tangible fixed assets	11	(5,076,317)	(2,753,759)
Interest received		-	-
NET CASH OUTFLOW FROM INVESTING ACTIVITIES		(5,076,317)	(2,753,759)
CASH FLOWS FROM FINANCING ACTIVITIES			
Bank loans received		-	-
Interest paid		(118,933)	(133,725)
Repayment of bank loans	17	(128,730)	(134,930)
Repayment of Housing Finance Agency loans	18	(89,004)	(28,908)
CAS & CLSS Local authority loans received	14 & 15	3,197,105	2,380,875
CALF Local authority capital advance loan received	16	586,432	-
NET CASH INFLOW FROM FINANCING ACTIVITIES		3,446,870	2,083,312
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS		(1,133,640)	(126,122)
Cash equivalents at the beginning of the year		3,455,707	3,581,829
CASH AT BANK AT 31 DECEMBER		2,322,067	3,455,707



NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2023

1 General Information

Housing Association for Integrated Living is a company limited by guarantee incorporated in Republic of Ireland and is a registered charity. The registered office, which is also the principal place of business of the company, is 2nd Floor, Central Hotel Chambers, 7 – 9 Dame Court, Dublin 2. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

2 Accounting Policies

2.1 Accounting convention:

The financial statements are prepared in accordance with the financial reporting standards issued by the Financial Reporting Council, including FRS 102 'The Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland'.

The Company meets the definition of a public benefit entity as defined by S34 of FRS102. Compliance with the Accounting and Reporting by Charities – Statement of Recommended Practice (SORP 2019) is not mandatory for Irish Charities. However, the Company has adopted all relevant best practice of its disclosure requirements from this and from the United Kingdom SORP Accounting by registered social housing providers.

The financial statements are prepared on a going concern basis, under the historical cost convention and comply with accounting and disclosure requirements of Irish Company law and in accordance with the Financial Reporting Standards (FRSs) published by the Financial Reporting Council (FRC) in the United Kingdom.

2.2 Incomes:

Income consists of rental income from tenants, payments from Local Authorities, under Payment and Availability agreements, based on market rent, revenue-based grants, allowances, donations and bank interest. These are included in the financial statements on the basis of amounts received or receivable.

Mortgage loans received under the Capital Assistance Scheme (CAS) and the Capital Loan & Subsidy Scheme (CLS) are amortised over the term of the life of the mortgages.

2.3 Tangible fixed assets and depreciation:

All tangible and fixed assets are initially recorded at cost.

All properties are held primarily for social benefit and are consequently classified as Property.

The Company introduced component accounting on the 1st January 2023 to calculate its depreciation. The assets are depreciated over its expected useful life, as follows:

Properties	-	2%	Straight Line
Furniture & fittings & Computer Equip.	-	20%	Straight Line and 33⅓% Straight Line
Motor vehicles	-	20%	Straight Line

2.4 Mortgage loans from local authorities:

Mortgage loans are received from local authorities under Capital Assistance Scheme (CAS) and under Capital Loan & Subsidy Scheme (CLS). These mortgage loans are treated as deferred credits and are amortised to income over the term of the mortgage agreement which can vary from twenty to thirty years.

2.5 Operating Leases: Lessee

Rentals paid under operating leases are charged to the Statement of financial activities over the period of the lease.

2.6 Finance Leases:

Assets obtained under finance leases are capitalised as tangible fixed assets and are depreciated over the shorter of the lease term and their useful lives. Finance leases are those where substantially all of the benefits and risks of ownership are assumed by the company. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to profit or loss so as to produce a constant periodic rate of charge on the net obligation outstanding in each period.

2.7 Employee benefits:

Pension benefits for employees are met by payments to a defined contribution pension fund. Contributions are charged to the Statement of financial activities in the year which they fall due.

2.8 Governance costs:

Governance costs represent direct expenditure and overhead costs on the strategic as opposed to the day to day management of the Company and on compliance with constitutional and statutory requirements.

2.9 Foreign currencies:

The financial statements are presented in Euro, which is the charity's functional and presentation currency, and is denoted by the symbol "€".

Revenues and costs arising from transactions denominated in foreign currencies are translated into Euro at the rates of exchange ruling at the date on which the transaction occurred.

Assets and liabilities denominated in foreign currencies are translated into Euro at the rates of exchange ruling on the balance sheet date. The resulting gain or loss is dealt with in the Statement of financial activities.

2.10 Accumulated funds:

The Company maintains and splits the funds it receives into the designated categories to which the funds have been assigned. The split is divided into Restricted Funds and Unrestricted Funds.

2.11 Restricted funds:

Income received, restricted to a specific purpose by the donor, is treated as restricted funds. Any unspent income is treated as restricted assets. The specific purpose must be within the objects of the Constitution of the Company.

2.12 Unrestricted Funds:

These funds consist of all income, other than restricted income, received to advance the Company's work and objectives. Such income may be used to finance administrative expenses or may be used at the discretion of the Company for any purpose that is within the objects of the Constitution of the Company.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2023

2.13 Financial Instruments:

The company has chosen to adopt Sections 11 and 12 of FRS 102 in respect of financial instruments.

Basic financial liabilities, including trade and other payables, bank loans are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

3 Significant Accounting Judgements and Key Sources of Estimation Uncertainty:

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

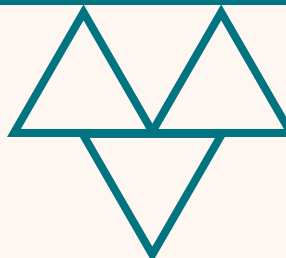
Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year such as establishing useful economies lives for depreciation purposes of fixed assets.

Disclosure of information about assumptions and other major sources of estimation uncertainty at the end of the reporting period enhances the relevance, liability and understandability of the information reported in the financial statements.

4 Statement of Financial Activities for the financial year ended 31 December 2023

	RESTRICTED FUNDS €	UNRESTRICTED FUNDS €	2022 TOTAL €
INCOME			
Rental income	-	1,519,006	1,519,006
Amortisation of local authority mortgage loans	-	1,828,090	1,828,090
Rental payments from local authorities	-	718,154	718,154
Management & maintenance allowance	-	59,187	59,187
Revenue based grants	1,719,141	-	1,719,141
Bank interest	-	2	2
Other income	-	-	-
TOTAL INCOME	1,719,141	4,124,439	5,843,580
EXPENDITURE			
Housing management services	81,592	3,334,809	3,416,401
Support services	1,632,350	-	1,632,350
Governance	8,287	8,341	16,628
TOTAL EXPENDITURE	1,722,229	3,343,150	5,065,379
NET (EXPENDITURE)/INCOME	(3,088)	781,289	778,201
Accumulated funds at beginning of year	-	13,998,194	13,988,194
Funds Transfer	-	-	-
Transfer of Property from the HSE	-	-	-
ACCUMULATED FUNDS AT END OF YEAR	(3,088)	14,769,483	14,766,395

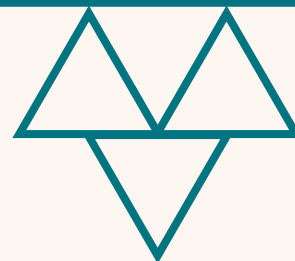


5 Rental Payments from Local Authorities

Rental payments from Local Authorities are received under Payment and Availability Agreements between the Company and the Local Authorities. For these rental payments the Company undertakes to make the properties 'available' to people from local authority housing waiting lists. These payments are utilised to fund the repayment of the debt finance taken out on the properties being made available and to maintain the properties to a very high standard.

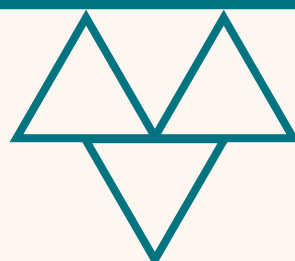
6 Revenue based grants

	RESTRICTED FUNDS €	UNRESTRICTED FUNDS €	2023 €	2022 €
Health Service Executive	1,527,958	-	1,527,958	1,253,202
Dublin Regional Homeless Executive	239,933	-	239,933	235,441
Housing Agency	-	-	-	93,500
Wicklow CC	34,000	-	34,000	32,000
Housing Finance Agency	-	-	-	30,000
Louth CC	26,977	-	26,977	25,000
Peers Project Funding - Incl Intras	37,118	-	37,118	27,056
Technical Grant Peers	-	-	-	11,157
Pobal	-	-	-	9,785
Other	15,000	-	15,000	2,000
	1,880,986	-	1,880,986	1,719,141



7 Housing management

	RESTRICTED FUNDS €	UNRESTRICTED FUNDS €	2023 €	2022 €
Payroll costs	85,371	890,970	976,341	815,915
Depreciation	-	1,360,160	1,360,160	1,059,899
Housing management related	-	184,940	184,940	180,440
Service Charges	-	392,574	392,574	347,840
Insurance	-	91,462	91,462	84,310
Repairs and maintenance	-	527,430	527,430	531,780
Legal & professional fees	-	5,151	5,151	21,724
Loan interest	-	150,604	150,604	162,612
Leasing costs	-	250,490	250,490	209,841
Sundry	-	3,127	3,127	2,040
	85,371	3,856,908	3,942,279	3,416,401



8 Support services costs

	RESTRICTED FUNDS €	UNRESTRICTED FUNDS €	2023 €	2022 €
Payroll costs	1,453,385	-	1,453,385	1,297,161
Support related costs	358,925	-	358,925	329,555
Sundry	6,590	-	6,590	5,634
	1,818,900	-	1,818,900	1,632,350

9 Governance costs

	RESTRICTED FUNDS €	UNRESTRICTED FUNDS €	2023 €	2022 €
Audit fee	9,944	4,261	14,205	12,155
Other board costs	-	2,290	2,290	4,473
	9,944	6,551	16,495	16,628

The Directors receive no remuneration or reimbursements for their services as directors of the Company during 2023 (2022: €Nil).

10 Particulars of employees

The average monthly number of persons employed by the Company during the year was 47 (2022:43).

	2023 €	2022 €
Salaries	2,096,628	1,815,082
Social welfare costs	226,836	198,686
Pensions	106,263	99,307
	2,429,727	2,113,075

The number of employees with remuneration for the year falling within the rate bands:

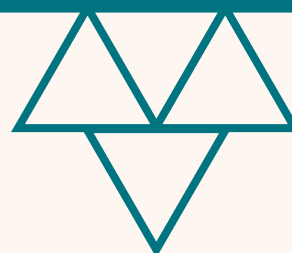
	2023	2022
€70,001 - €80,000	1	1
€80,001 - €90,000	1	-
€90,001 - €100,000	-	1
€100,001 - €110,000	-	-
€110,001 - €120,000	1	-

Remuneration includes salary, pension and other benefits but excludes employer PRSI contributions.

The remuneration of the CEO is noted in the €110,001 - €120,000 band.

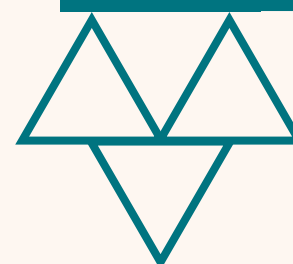
11 Tangible assets

	PROPERTIES	FURNITURE FITTINGS ASSETS/ COMPUTERS	MOTOR VEHICLES	TOTAL
COST	€	€	€	€
At 1 January 2023	63,227,786	209,671	26,750	63,464,207
Purchases	5,065,506	10,811	-	5,076,317
Disposals	-	(17,139)	-	(17,139)
AT 31 DECEMBER 2023	68,293,292	203,343	26,750	68,523,385
ACCUMULATED DEPRECIATION	€	€	€	€
At 1 January 2023	13,841,104	196,456	8,025	14,045,585
Depreciation for year	1,360,160	4,748	5,350	1,370,258
Disposals	-	(17,139)	-	(17,139)
AT 31 DECEMBER 2023	15,201,264	184,065	13,375	15,398,704
NET BOOK VALUE	€	€	€	€
At 31 December 2023	53,092,028	19,278	13,375	53,124,681
AT 31 DECEMBER 2022	49,386,682	13,215	18,725	49,418,622



12 Debtors & prepayments (Amounts falling due within one year)

	2023 €	2022 €
Deposits /costs incurred on properties	40,000	17,091
Prepayments	136,851	111,056
Rent Arrears	36,105	36,105
Sundry debtors	-	-
Debtors Control A/c	335,403	111,482
TOTAL DEBTORS AND PREPAYMENTS	548,359	275,734



13 Creditors and accruals (Amounts falling due within one year)

	2023 €	2022 €
Social welfare costs	52,749	48,451
Pensions	18,745	13,725
Sundry accruals	499,280	410,803
Deferred Income	349,006	266,129
VAT	7,577	22,486
Salaries	-	-
Trade creditors	564,983	159,681
TOTAL TRADE CREDITORS AND ACCRUALS	1,492,340	921,275

14 Capital assistance mortgage loans

Local authorities provide mortgage loans to the Company under the Capital Assistance Scheme (CAS). The capital repayments and interest payable on these mortgage loans are fully waived, provided the Company complies with the terms of the Scheme and the mortgage deed agreement with the local authority.

There is a contingent liability to repay these mortgage loans in the event of the terms of the Scheme or the mortgage deed agreement not being complied with.

Loans advanced by local authorities to the Company have a twenty-year repayment period for those loans advanced prior to 2002, and a thirty-year repayment period for those loans advanced post 2002.

In compliance with FRS 102 and the best practice under the UK Housing Statement of Recommended Practice, the CLS mortgages are amortised over the life of the mortgage.

The Local Authority have legal charges registered against the mortgage properties.

No mortgage loans were redeemed in 2023 or in 2022. The terms of the scheme and mortgage deed have been fully complied with the Local Authority legal charge against these loans.

Details of mortgage loans repayable by the Company under CAS are:

	2023 €	2022 €
GROSS		
At 1 January	33,625,081	31,241,206
Additional loans	1,324,340	2,383,875
AT 31 DECEMBER	34,949,421	33,625,081
AMORTISATION		
At 1 January	9,805,211	8,693,683
Credited to Statement of financial activities	1,140,484	1,111,528
AT 31 DECEMBER	10,945,695	9,805,211
NET BOOK VALUE		
Within 1 year	1,140,484	1,111,528
After 1 year	22,863,242	22,705,341
AT 31 DECEMBER	24,003,726	23,816,869

15 Capital loan & subsidy scheme loans

Local authorities provide mortgage loans to the Company under the Capital Loan and Subsidy Scheme (CLS). The capital repayments and interest payable on these mortgage loans are fully subsidised by the Department of Housing, Planning and Local Government, provided the Company complies with the terms of the Scheme and the mortgage loan agreement.

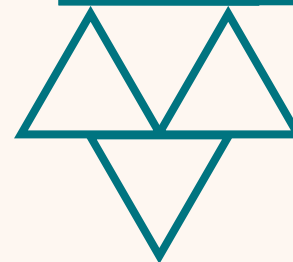
There is a contingent liability to repay these mortgage loans in full in the event of the terms of the Scheme or the mortgage loan agreements not being complied with.

In compliance with FRS 102 and the best practice under the UK Housing Statement of Recommended Practice, the CLS mortgages are amortised over the life of the mortgage.

The Local Authorities have legal charges registered against the mortgage properties.

Details of mortgage loans repayable by the Company under CLS are:

	2023 €	2022 €
GROSS		
At 1 January	19,387,164	19,387,164
Additions	-	-
AT 31 DECEMBER	19,387,164	19,387,164
AMORTISATION		
At 1 January	10,926,940	10,210,378
Credited to Statement of financial activities	716,562	716,562
AT 31 DECEMBER	11,643,502	10,926,940
NET BOOK VALUE		
Within 1 year	716,562	716,562
After 1 year	7,027,100	7,743,662
AT 31 DECEMBER	7,743,662	8,460,224



The final cost of the loan for the development in Avondale, which had been carried out in partnership with Co-Operative Housing Ireland (formerly NABCO) was agreed during the year. The amortisation adjustment relates to adjustments relate to the prior years.

16 Capital Advance Leasing Facility

Capital advance payments of up to 30% of the acquisition of properties are available from the Department of Housing, Planning and Local Government under the Capital Advance Leasing Facility (CALF). The capital advance is repayable, as a 'bullet' repayment, at the end of the approved period of the advance usually a twenty-five-year period. Interest is payable on the principal amount only at 2% per annum. This interest is accrued for the duration of the CALF and payable at the end of the twenty-five-year period.

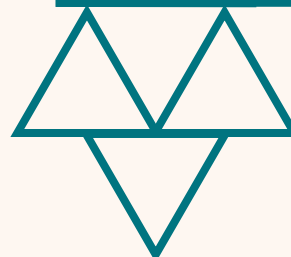
Details mortgage loans received by the Company under CALF are:

	2023	2022
	€	€
GROSS		
At 1 January	1,444,382	1,444,382
Additions	586,432	-
AT 31 DECEMBER	2,030,814	1,444,382
INTEREST ACCRUED		
At 1 January	149,766	120,879
Interest Accrued during the year	31,672	28,887
AT 31 DECEMBER	181,438	149,766
Total CALF liability		
AT 31 DECEMBER	2,212,252	1,594,148

17 Bank loans

The Company's bank loans are secured by fixed charges on 27 specific housing properties. Interest and capital repayments are required to be made in respect of these loans in accordance with the mortgage agreements.

	2023	2022
	€	€
Balance at 1 January	1,927,020	2,061,950
Loans received during the year	-	-
Repayments during the year	(128,730)	(134,930)
BALANCE AT 31 DECEMBER	1,798,290	1,927,020
Repayable within 1 year	128,730	143,626
Repayable after 1 year	1,669,560	1,783,394
BALANCE AT 31 DECEMBER	1,798,290	1,927,020



18 Housing Finance Agency loans

The Company has Approved Housing Body status with the Housing Finance Agency (HFA). The loans are secured by fixed charges on specific housing properties.

	2023 €	2022 €
Balance at 1 January	1,684,131	1,713,038
Loans received during the year	1,869,777	-
Repayments during the year	(89,004)	(28,907)
BALANCE AT 31 DECEMBER	3,464,904	1,684,131
Repayable within 1 year	122,434	56,883
Repayable after 1 year	3,342,470	1,627,248
BALANCE AT 31 DECEMBER	3,464,904	1,684,131

19 Development, Building maintenance reserve and Accumulated funds

The Board reviewed and changed its policy on Reserves following the implementation of FRS102 and in 2020 the Company amalgamated the Development, Building maintenance reserves and Accumulated Funds. The reserve is a sinking fund for the planned maintenance programme to maintain properties to a very high standard and meet the long-term refurbishment of the properties. The reserve and accumulated funds will also be used to support the purchase of properties.

	2023 €	2022 €
Balance at 1 January	14,766,395	13,988,194
Surplus from statement of financial activities	533,539	778,201
Transfer of Property from HSE	-	-
BALANCE AT 31 DECEMBER	15,299,934	14,766,395
Restricted reserve	4,396,691	4,429,919
Unrestricted reserve	10,903,243	10,336,476
BALANCE AT 31 DECEMBER	15,299,934	14,766,395

20 Leases

The Company leases 19 apartments under three operating leases from National Asset Residential Property Services Limited (NARPS) which is a non-related party. The lease contracts are for twenty years and six-month periods. The operating leases payable are as follows:

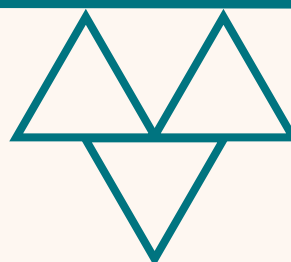
	2023 €	2022 €
Repayable in one year	209,841	209,841
Repayable between two and five years	839,364	839,364
Repayable in five years or more	1,620,549	1,830,390
	2,669,754	2,879,595

21 Net cash generated from operating activities

	2023	2022
	€	€
CASH FLOWS FROM OPERATING ACTIVITIES		
Surplus for the financial year	533,539	778,202
ADJUSTMENTS FOR:		
Depreciation of tangible assets	1,370,258	1,056,988
Amortisation of Local Authorities mortgage loans	(1,857,046)	1,828,084
Increase in CALF interest accrued	31,672	28,887
(Increase)/Decrease in debtors	(232,617)	15,466
Interest paid	118,932	133,725
Interest received	(227)	-
(Decrease)/Increase in creditors	571,067	359,141
NET CASH GENERATED FROM OPERATING ACTIVITIES	535,578	544,325

22 Analysis of changes in net debt

	AT 1 JAN	CASHFLOWS	AT 31 DEC
	2023		2023
	€	€	€
ANALYSIS OF CHANGES IN NET DEBT			
Cash at bank and in hand	3,455,707	(1,133,640)	2,322,067
Debt falling due within one year	(2,913,202)	(687,349)	(3,600,551)
Debt falling due after more than one year	(35,490,466)	(1,624,157)	(37,114,623)
	(34,947,961)	(3,445,146)	(38,393,107)



23 Capital commitments and contingent liabilities

There were capital commitments at 31 December 2023 of €40,000 regarding Property Deposits (2022: €17,091).

There were capital commitments committed to but not contracted or provided for at 31 December 2023 €1,497,000 (2022: €1,075,000).

There were no contingent liabilities outstanding at 31 December 2023 (2022:nil) other than the contingent liabilities outstanding on the CAS and CLS loans (See notes 14&15).

24 Pension commitments

The Company operates a defined contribution pension scheme for all employees. Contributions to the scheme are charged to the statement of financial activities in the year which they fall due. The charge for the period is shown in Note 6 of the financial statements and at the period end there were unpaid contributions amounting to €18,745 (2022: €36,977).

25 Taxation

The Company has been granted charitable status by the Revenue Commissioners (CHY 6796).

26 Company status

The Company is limited by guarantee and consequently does not have share capital. Each of the members is liable to contribute an amount not exceeding €1 towards the assets of the company in the event of liquidation.

27 Related party transactions

There were no related party transactions during the year or in the previous year.

28 Post-Balance Sheet Events

There were no significant events affecting the Company since the year-end.

29 Approval of financial statements

The financial statements were approved by the board of directors on 28th May 2024.





Housing Association for Integrated Living
Second Floor, Central Hotel Chambers, 7-9 Dame Court
+353 1 6718444 | info@hail.ie | www.hail.ie

Company Registration Number 109465
Registered Charity Number CRA 20013394
Charity Number CHY 6796