



Financial Statements
Arlington Novas Ireland Company
Limited by Guarantee

For the financial year ended 31 December 2022

Contents

	Page
Company information	1 - 2
Directors' report	3 - 7
Directors' responsibilities statement	8
Independent auditor's report	9 - 13
Statement of comprehensive income	14
Balance sheet	15
Statement of changes in equity	16 - 17
Statement of cash flows	18 - 19
Analysis of net debt	20
Notes to the financial statements	21 - 41

Company Information

Directors	Greg Maxwell (Chairperson) Dian Terry Tracy Leonard Siobhan Wheeler Patrick Claffey Michael O'Connell Martina Murphy (appointed 15 September 2022)
Company secretary	Siobhan Wheeler
Registered number	330018
Registered office	87 O'Connell Street Limerick
Independent auditor	Grant Thornton Chartered Accountants & Statutory Audit Firm Mill House Henry Street Limerick
Bankers	AIB Bank Plc 106/108 O'Connell Street Limerick
Solicitors	Hayes Solicitors Lavery House Earlsfort Terrace Dublin 2 Browne & Murphy Solicitors 64 O'Connell Street Limerick Michael Houlihan & Partners Solicitors 9, 10/11 Bindon Street Lifford Ennis Co. Clare

Arlington Novas Ireland Company Limited by Guarantee

Leahy Reidy Solicitors
Park Manor
Upper Mallow Street
Limerick

Kiely McCarthy Solicitors
1 New Wellington Terrace
O'Connell Avenue
Limerick

Directors' report

For the financial year ended 31 December 2022

The directors present their annual report and the audited financial statements for the financial year ended 31 December 2022.

Principal activities

Arlington Novas Ireland CLG (ANI) is a national homeless and housing charity working with families, single people, children and unaccompanied minors who are disadvantaged and socially excluded; primarily those who are homeless or at risk of being homeless. Its first services were in Limerick.

It is a company limited by guarantee (CRN 330018) and was incorporated in 2000. In September 2005 it became independent from its founding UK charity company (Arlington Novas Limited). It is a registered charity (CHY 13390) and an Approved Housing Body (AHB). It is compliant with the standards set out by the Charity Regulator in the Charities Governance Code, which has statutory effect from 2020. Since 2021 when the Approved Housing Bodies Regulatory Authority (AHBRA) was established we are compliant with the resulting regulatory obligations.

Our accountancy standards and financial reporting comply with all statutory requirements for not-for-profit companies under The Companies Act. Further we follow the reporting standards of SORP FRS 102 for charities reporting on our finances and financial activities.

VISION	Everyone has their own sustainable home
MISSION	Promote social inclusion through Housing, Health and Recovery; and providing lasting solutions to homelessness
VALUES	Equality – Diversity – Dignity - Strengths-based - Rights-based

Directors' report (continued)

For the financial year ended 31 December 2022

Business review

OVERVIEW

After two years of severe restrictions due to the Covid-19 pandemic the lifting of restrictions at the end of March was much welcomed. Our front line services continued to face daily challenges due to the vulnerability of our clients. However the gradual return of normal working arrangements generally, enabled greater access to external supports. It also meant that we could renew our activities for our house building and acquisition programme. Work had continued throughout the periods of restrictions but closures and lockdowns and delays in the government administrative processes hampered our capacity to achieve some targets and ambitions.

Our staff and volunteers yet again demonstrated remarkable application and commitment to clients and tenants and emerged from the pandemic with energy and focus (and resourcefulness).

During the year the already acute housing shortage worsened; the number of citizens who were homeless increased by a third to the highest number since current records began (this included a record number of children).

In 2021 due to the Covid-19 pandemic and the announcement by government of a new comprehensive housing policy the Board had decided to defer work on the next 5 year strategic plan. During the year the Board initiated work on the 23/27 strategic plan involving staff, clients, tenants, funders. This proved to be most effective and revisited and revised our vision statement to reflect the environment anticipated for the next period and heightened our ambitions.

RISK MANAGEMENT

Risk is an integral part of the everyday work of managers, staff and volunteers. The Board is ultimately responsible for ensuring we have an effective risk management strategy and everyday culture. Managers at all levels are responsible for ensuring the risk management strategy is implemented. During the year the systems and reviews were interrogated to ensure they were sufficiently rigorous to accurately reflect changing circumstances.

Senior managers have responsibility for risk management within their departments and the Head of Quality, Risk and Compliance guides and co-ordinates this work. The Senior Management Team (SMT) reviews the overall Risk Register at its meetings and this in turn is considered every quarter by the Board. In addition each Board committee regularly reviews the risk register in its terms of reference. The Governance committee considers the agency's register at its meetings. The agency Contingency Plan was also regularly reviewed to ensure it was effective. Our risk register was adjusted accordingly and our continuity plan similarly changed.

SERVICES

Services for people who are homeless and housing are now provided in Clare, Cork, Dublin, Fingal, Kerry, Limerick, and Tipperary.

The experiences over recent years continued throughout 2022; more people are presenting as homeless; they are younger; there are many more families with children of various ages; and, most disappointingly, are likely to remain homeless for a longer period as the exit housing options are few and far between. Social housing offers lengthy housing lists (of many years) and the private rental option experienced a mix of exorbitant rent levels and rapidly reducing landlord numbers.

During 2022 the number of people homeless increased by over 30%. The increase was across the board – single males, females, couples, families and children.

In October the Government announced a 6 month ban on evictions. This was welcomed but with the rest of the sector we pressed to have it extended beyond the 6 month period on the basis that in 2023 if it is not extended the homeless situation, already the worst in modern history will worsen.

HOUSING

Our plans for new housing units did not escape the impact of the pandemic. Our strategic plan targeted an increase of 30 additional units each year. Despite severe challenges, particularly in the first quarter, we achieved that target during the year (with 24 new ANI additional units and 9 additional leasehold tenancies).

We have set substantially higher targets for the next period with an average of 50 new and additional units per annum. Towards the end of the year the work in progress for new builds/ acquisitions were very positive and we are confident of achieving these ambitious targets.

Directors' report (continued)

For the financial year ended 31 December 2022

GOVERNANCE

Charities deal with increasingly complex compliance requirements, from Data Protection legislation to Employment Law to Charity and Lobbying regulation; this in addition to corporate legislation. Also compliance requirements and standards for service provision are increasingly complex. However it is essential that regulations, standards and obligations are at a high standard to ensure public confidence in the 'third sector'. The Board for its part ensures it exercises appropriate oversight on the multiple legal and regulatory obligations, in addition to the financial oversight role and risk management that are central to the trustees' duties. The board continued to conduct much of its work through subcommittees. Oversight and compliance are often more effectively dealt with through the committee system.

The Board hold at least 5 meetings each year (one meeting, in December, focuses mainly on our budget for the following year).

FINANCE

The financial results for the year are set out in the statement of comprehensive income on page 14.

Income for the year was €13,891,913 (a decrease of 3.2% from 2021 - €14,351,494) and expenditure was €13,872,238 (2021 - €13,771,125). The surplus for the financial year, after taxation amounted to €19,175 (2021 - €580,369).

Revenue based Grants from the HSE, Department of Housing, Planning and Local Government and various local authorities amounted to €12,154,564 (down 2.4% from last year). This represented 87.5% of our total income. This was primarily down to the reconfiguration of services in Dublin was at the end of 2021.

Again, there was no increase in funding during 2021 for the majority our existing services. We did receive an inflationary increase of 3.5% from the HSE for 2022, but so far, this has not continued into the current year. Funding for these services remains at lower levels than 2008, and continues to be a major issue. With the current and future uncertainty in the current economic climate, and the cost of living crisis, we do not expect to see any improvement in the immediate future.

Other income was €1,737,349 (a decrease of 8.7%). This other income consists of contributions from our clients and tenants, development levies, donations, legacies and fundraising. There continued to be some issues with payment of client contributions. We remain extremely grateful to all our funders and donors, whose continued support has enabled us to maintain the high standards of services provided to our clients.

We have continued to manage expenditure in the most prudent way possible with the support of our staff and suppliers. Client Care, Staff and Related Costs made up more than 82% of our overall expenditure, while costs associated with housing, both long term and short term accounted for 15%. Costs were impacted by the Cost of living crisis, in particular in the areas of energy, food and maintenance.

Directors and Secretary

In accordance with section 326 of the Companies Act 2014 the directors and secretary who served during the financial year were:

Greg Maxwell (Chairperson)
Dian Terry
Tracy Leonard
Siobhan Wheeler
Patrick Claffey
Michael O'Connell
Martina Murphy (appointed 15 September 2022)

Siobhan Wheeler served as company secretary for the financial year.

The company is limited by guarantee and has no share capital.

Investments

At 31 December 2022, Arlington Novas Ireland held €536,079 (2021: €537,892) in investments. These assets have been accumulated through the prudent management of resources and the continued implementation of a cost saving culture within the company. The majority of these funds will be reinvested to maintain and improve services.

Directors' report (continued)

For the financial year ended 31 December 2022

Principal risks and uncertainties

Interest rate risk

The company finances its operations through retained earnings and through income received from the government.

Liquidity risk

The company's policy is to ensure that sufficient resources are available either from cash balances, cash flows and near cash liquid investments to ensure obligations can be met when they fall due and to invest in cash assets safely and profitably.

Currency risk

The company conducts the majority of its transactions in Euro and is thereby not exposed to currency fluctuations.

Credit risk

The company is principally funded by the government and therefore is not exposed to credit risk.

Funding support risk

Novas is largely reliant on grants from the HSE, Tusla and local authorities to have sufficient funding to continue to provide services to our clients and residents. Novas monitors the organisation's cash position continuously and aims to maintain reserves at an adequate level to ensure continuity of business.

Accounting records

The measures taken by the directors to ensure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The company's accounting records are maintained at the company's registered office at 87 O'Connell Street, Limerick.

Events since the end of the year

There have been no significant events affecting the company since the financial year end.

Statement on relevant audit information

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Directors' report (continued)

For the financial year ended 31 December 2022

Auditor


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

This report was approved by the board and signed on its behalf.



Greg Maxwell (Chairperson)
Director

Date: 27 July 2023



Siobhan Wheeler
Director

Date: 27 July 2023

Directors' responsibilities statement

For the financial year ended 31 December 2022

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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in Republic of Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

On behalf of the board



Greg Maxwell (Chairperson)
Director

Date: 27 July 2023



Siobhan Wheeler
Director

Date: 27 July 2023

Independent auditor's report to the members of Arlington Novas Ireland Company Limited by Guarantee

Opinion

We have audited the financial statements of Arlington Novas Ireland Company Limited by Guarantee, which comprise the Statement of comprehensive income, the Balance sheet, the Statement of cash flows, the Statement of changes in equity for the financial year ended 31 December 2022, and the related notes to the financial statements.

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, Arlington Novas Ireland Company Limited by Guarantee's 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 2022 and of its financial performance and cash flows 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 financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), 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.

Independent auditor's report to the members of Arlington Novas Ireland Company Limited by Guarantee (continued)

Other information

Other information comprises information included in the Annual Report, other than the financial statements and our auditor's report thereon, including the Directors' report. The directors are responsible for the other information. Our opinion on the financial statements does not cover the 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.

Independent auditor's report to the members of Arlington Novas Ireland Company Limited by Guarantee (continued)

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 FRS102, 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 the 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.

Independent auditor's report to the members of Arlington Novas Ireland Company Limited by Guarantee (continued)

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 our 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 of 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 manner that achieves a true and fair view.

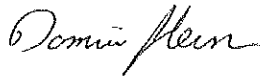
The Auditor shall communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that may be identified during the audit.

Independent auditor's report to the members of Arlington Novas Ireland Company Limited by Guarantee (continued)

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.



Mr. Damian Gleeson FCCA

for and on behalf of

Grant Thornton

Chartered Accountants &
Statutory Audit Firm

27 July 2023

Statement of comprehensive income

For the financial year ended 31 December 2022

	Note	2022 €	2021 €
Income	4	13,891,913	14,310,704
Administrative expenses		(13,788,892)	(13,684,042)
Operating surplus	5	103,021	626,662
Interest receivable and similar income	7	-	40,790
Interest payable and similar expenses	8	(83,846)	(87,083)
Surplus before tax		19,175	580,369
Surplus for the financial year		19,175	580,369
Other comprehensive income for the financial year			
Utilisation of designated funds		(46,140)	(20,929)
Other comprehensive income for the financial year		(46,140)	(20,929)
Total comprehensive income for the financial year		(26,965)	559,440

There were no recognised gains and losses for 2022 or 2021 other than those included in the statement of comprehensive income.

All amounts related to continuing operations.

The notes on pages 21 to 41 form part of these financial statements.

Balance sheet

As at 31 December 2022

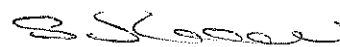
	Note	2022 €	2021 €
Fixed assets			
Tangible assets	10	36,597	70,860
Tangible assets - Housing Properties	11	42,364,205	38,712,445
		<u>42,400,802</u>	<u>38,783,305</u>
Current assets			
Debtors: amounts falling due within one year	12	1,324,237	1,137,442
Cash at bank and in hand	13	3,859,325	6,673,327
		<u>5,183,562</u>	<u>7,810,769</u>
Creditors: amounts falling due within one year	14	(1,682,948)	(1,554,803)
		<u>3,500,614</u>	<u>6,255,966</u>
Net current assets			
		<u>45,901,416</u>	<u>45,039,271</u>
Total assets less current liabilities			
Creditors: amounts falling due after more than one year	15	(35,120,484)	(34,172,832)
Grants	17	(2,065,248)	(2,092,785)
Provisions for liabilities			
Other provisions	20	(139,282)	(170,287)
		<u>(139,282)</u>	<u>(170,287)</u>
Net assets			
		<u>8,576,402</u>	<u>8,603,367</u>
Reserves			
Designated fund	21	3,543,676	3,186,540
Profit and loss account	21	5,032,726	5,416,827
		<u>8,576,402</u>	<u>8,603,367</u>

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

Greg Maxwell (Chairperson)
Director



Siobhan Wheeler
Director



Date: 27 July 2023

Date: 27 July 2023

The notes on pages 21 to 41 form part of these financial statements.

Statement of changes in equity

For the financial year ended 31 December 2022

	Designated fund	Profit and loss account	Total equity
	€	€	€
At 1 January 2022	3,186,540	5,416,827	8,603,367
Comprehensive income for the financial year			
Surplus for the financial year	-	19,175	19,175
Utilisation of designated funds	(46,140)	-	(46,140)
Other comprehensive income for the financial year	(46,140)	-	(46,140)
Total comprehensive income for the financial year	(46,140)	19,175	(26,965)
Transfer from profit and loss account	-	(403,276)	(403,276)
Transfer to other reserves	403,276	-	403,276
Total transactions with owners	403,276	(403,276)	-
At 31 December 2022	3,543,676	5,032,726	8,576,402

The notes on pages 21 to 41 form part of these financial statements.

Statement of changes in equity

For the financial year ended 31 December 2021

	Restricted fund €	Designated fund €	Profit and loss account €	Total equity €
At 1 January 2021	480,976	2,819,260	4,743,691	8,043,927
Comprehensive income for the financial year				
Surplus for the financial year	-	-	580,369	580,369
Utilisation of designated funds	-	(20,929)	-	(20,929)
Other comprehensive income for the financial year	-	(20,929)	-	(20,929)
Total comprehensive income for the financial year	-	(20,929)	580,369	559,440
Transfer to profit and loss account	-	-	92,767	92,767
Transfer between other reserves	(480,976)	388,209	-	(92,767)
Total transactions with owners	(480,976)	388,209	92,767	-
At 31 December 2021	-	3,186,540	5,416,827	8,603,367

The notes on pages 21 to 41 form part of these financial statements.

Statement of cash flows

For the financial year ended 31 December 2022

	2022	2021
	€	€
Cash flows from operating activities		
Surplus for the financial year	19,175	580,369
Adjustments for:		
Depreciation of tangible assets	545,541	513,744
Profit on disposal of tangible fixed assets	-	(14,040)
Amortisation of government grants	(27,537)	(27,537)
Interest paid	83,846	87,083
Interest received	-	(40,790)
(Increase) in debtors	(186,795)	(675,235)
Increase in creditors	128,145	281,937
(Decrease)/increase in provisions	(31,005)	9,313
Designated funds utilised	(46,140)	(20,929)
Net cash generated from operating activities	<u>485,230</u>	<u>693,915</u>
Cash flows from investing activities		
Purchase of tangible fixed assets - other	-	(66,100)
Purchase of tangible fixed assets - housing properties	(4,163,038)	(2,090,436)
Profit on disposal of tangible fixed assets	-	14,040
Maturity of investment	-	537,892
(Increase)/decrease in investments	-	(40,049)
Interest received	-	40,790
Net cash from investing activities	<u>(4,163,038)</u>	<u>(1,603,863)</u>
Cash flows from financing activities		
CALF interest	34,333	34,334
Repayment of bank loans	(56,267)	(54,291)
New CAS loans	1,021,012	1,019,366
Repayment of Housing Financing Agency Loan	(51,426)	(50,164)
Interest paid	(83,846)	(87,083)
Net cash used in financing activities	<u>863,806</u>	<u>862,162</u>
Net (decrease) in cash and cash equivalents	<u>(2,814,002)</u>	<u>(47,786)</u>

Statement of cash flows (continued)

For the financial year ended 31 December 2022

	2022 €	2021 €
Cash and cash equivalents at beginning of financial year	<u>6,673,327</u>	<u>6,721,113</u>
Cash and cash equivalents at the end of financial year	<u>3,859,325</u>	<u>6,673,327</u>
Cash and cash equivalents at the end of financial year comprise:		
Cash at bank and in hand	<u>3,859,325</u>	<u>6,673,327</u>
	<u>3,859,325</u>	<u>6,673,327</u>

The notes on pages 21 to 41 form part of these financial statements.

Analysis of Net Debt

For the financial year ended 31 December 2022

	At 1 January 2022 €	Cash flows €	At 31 December 2022 €
Cash at bank and in hand	6,673,327	(2,814,002)	3,859,325
Debt due after 1 year	(34,172,832)	(947,652)	(35,120,484)
Debt due within 1 year	(157,205)	-	(157,205)
	<u>(27,656,710)</u>	<u>(3,761,654)</u>	<u>(31,418,364)</u>

The notes on pages 21 to 41 form part of these financial statements.

Notes to the financial statements

For the financial year ended 31 December 2022

1. General information

Arlington Novas Ireland Company Limited by Guarantee (CRN 330018) (ANI) is a national homeless and housing charity working with families, single people, children and unaccompanied minors who are disadvantaged and socially excluded; primarily those who are homeless or at risk of being homeless. It offers client centred services and promotes social justice. It is a registered charity (CHY 13390) (RCN 20041533). The company's registered office is located at 87 O'Connell Street, Limerick.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and Irish statute comprising of the Companies Act 2014. The financial statements have been prepared under FRS 102.

The financial statements are presented in Euro (€).

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgment in applying the Company's accounting policies (see note 3).

The following principal accounting policies have been applied:

2.2 Going concern

After reviewing the company's projections and financial support provided, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. The company therefore continues to adopt the going concern basis in preparing its financial statements.

2.3 Income

Income is recognised when the charity has entitlement to the funds, and performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Donations and legacies income represents the gross money raised including all gross income from events held. Donations and legacies income is shown gross without deduction of any overhead costs involved in raising such funds.

Income from government and other grants, is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

Other trading activities income includes rental income which is recorded on a receivable basis.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the Bank.

Notes to the financial statements

For the financial year ended 31 December 2022

2. Accounting policies (continued)

2.4 Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Notes to the financial statements

For the financial year ended 31 December 2022

2. Accounting policies (continued)

2.4 Tangible fixed assets (continued)

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

The estimated useful lives range as follows:

Motor vehicles	- 4 years
----------------	-----------

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

Tangible Assets - Housing Properties

Fixed asset (properties) are capitalised at cost and are depreciated according to the estimated useful economic lives of their relevant components and on a straight line basis in order to bring the assets to their residual value.

In addition, under the terms of its loan agreements with respective local authorities, the company is required to keep the mortgaged properties in good structural order, repair and condition and not to permit the mortgaged properties to depreciate by neglect or mismanagement. Detailed reviews for impairment are therefore only carried out if the Directors are satisfied that there are definite indications that impairment has occurred.

In relation to the main fabric of land and buildings, in order to ensure the property is fit for purpose, all initial expenditure is capitalised at cost.

On transition to FRS 102 the company elected not to measure the housing properties at fair value as deemed cost in line with Section 35.10. The depreciation policy as detailed below was applied retrospectively and no transitional relief was claimed.

Land is not depreciated. The components of each fixed asset (property) are depreciated as follows:

Component	Useful Economic Life
Buildings	100 years
Roof structure and coverings	65 years
Windows and doors	25 years
Kitchen	20 years
Heating appliances	15 & 30 years
Safety equipment	15 years

2.5 Fund accounting

The following funds are operated by the Company:

Designated funds - designated funds are unrestricted funds earmarked by the Directors for particular purposes. The aim and use of the designated fund is set out in the notes to the financial statements.

Notes to the financial statements

For the financial year ended 31 December 2022

2. Accounting policies (continued)

2.6 Debtors

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, including transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.7 Cash and cash equivalents

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

In the Statement of cash flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

2.8 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade debtors and creditors, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration expected to be paid or received. However, if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or in case of an out-right short-term loan that is not at market rate, the financial asset or liability is measured, initially at the present value of future cash flows discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost, unless it qualifies as a loan from a director in the case of a small company, or a public benefit entity concessionary loan.

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Notes to the financial statements

For the financial year ended 31 December 2022

2. Accounting policies (continued)

Capital Assistance Scheme (CAS) Loans and Capital Advanced Leasing Facility (CALF)

2.9 Loans

Capital Assistance Scheme (CAS) loans and Capital Advanced Leasing Facilities (CALF) loans are recognised as creditors falling due for repayment after more than one year.

CAS and CALF Loans received for the acquisition of property are released to profit or loss when the term of the relevant CAS or CALF mortgage is completed.

The majority of Housing Properties acquired by Arlington Novas Ireland Limited have been financed by way of Capital Assistance Scheme (CAS) Loans and Capital Advanced Leasing (CALF) Loans which are repayable in full in twenty years or thirty years. Loans under CAS have not been amortised on the basis that the loans remain repayable in full, for the term noted above, if certain conditions are not met during the loan term.

CAS loans are not financing transactions and are not subject to effective interest on the basis that interest is applied to the loan amounts but waived provided the terms of the agreement are met. Interest is applied to CALF loan amounts and payable at the end of the loan term.

The following terms are attached to the CAS and CALF loans:

- The housing properties are occupied by persons or families within the eligible categories according to the relevant scheme and that the authority has the right of consultation in respect of the letting policy for the mortgaged property.
- To comply with the terms and conditions set out in the contract.
- The mortgaged property is properly maintained and the company furnishes all documents or records in its control to satisfy the authority.
- The mortgaged property is adequately insured against loss and damage.
- The mortgaged property is maintained in good structural order, repair and condition.

The CAS and CALF loans are repayable on demand, if the terms of the agreement are breached the loan amounts become repayable immediately.

2.10 Housing Finance Agency (HFA) Loans

The Housing Finance Agency (HFA) Loan is recognised in creditors amounts due within one year and in creditors amounts falling due after one year. Interest is applied bi-annually. Interest and principal repayable in annual amounts is recorded in creditors falling due in one year

The HFA loan is repayable on demand, if the terms of the agreement are breached the loan amounts become repayable immediately.

2.11 Grants

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to the Statement of Comprehensive Income at the same rate as the depreciation on the assets to which the grant relates.

Notes to the financial statements

For the financial year ended 31 December 2022

2. Accounting policies (continued)

2.12 Creditors

Short term creditors are measured at the transaction price. Other financial liabilities, including bank loans, are measured initially at fair value, including transaction costs, and are measured subsequently at amortised cost using the effective interest method.

2.13 Pensions

Defined contribution pension plan

The Company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. Once the contributions have been paid the Company has no further payments obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the balance sheet. The assets of the plan are held separately from the Company in independently administered funds.

2.14 Provision for liabilities - Holiday pay

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the balance sheet date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement and accrued at the balance sheet date.

2.15 Taxation

No charge for current or deferred taxation arises as the charity has been granted charitable status (Charity Number CHY 13390).

Notes to the financial statements

For the financial year ended 31 December 2022

3. Judgments in applying accounting policies and key sources of estimation uncertainty

Preparation of the financial statements requires management to make significant judgments and estimates. The items in the financial statements where these judgments and estimates have been made include:

Determination of depreciation, useful economic life and residual value of fixed assets and housing properties.

The annual depreciation charge depends primarily on the estimated lives of fixed assets. The directors regularly review these useful lives and change them if necessary to reflect current conditions. In determining these useful lives management consider technological change, patterns of consumption, physical condition and expected economic utilisation of the assets. Changes in the useful lives can have a significant impact on the depreciation charge for the financial year. The net book value of Tangible Fixed Assets and Housing Properties subject to depreciation at the financial year end date was €36,597 (2021: €70,860) and €42,364,205 (2021: €38,712,445) respectively.

Adoption of going concern basis for financial statements preparation.

The directors have prepared budgets and cash flows for a period of at least twelve months from the date of the approval of the financial statements which demonstrate that there is no material uncertainty regarding the company's ability to meet its liabilities as they fall due, and to continue as a going concern. On this basis the directors consider it appropriate to prepare the financial statements on a going concern basis. Accordingly, these financial statements do not include any adjustments to the carrying amounts and classification of assets and liabilities that may arise if the company was unable to continue as a going concern.

4. Income

An analysis of income by class of business is as follows:

	2022 €	2021 €
Revenue grants	12,154,564	12,447,613
Donations, fundraising and other income	202,759	220,795
Accommodation charge	830,975	916,151
Development levies	4,767	31,807
Rent receivable	698,848	694,338
	<u>13,891,913</u>	<u>14,310,704</u>

Analysis of income by country of destination:

	2022 €	2021 €
Republic of Ireland	13,891,913	14,310,704
	<u>13,891,913</u>	<u>14,310,704</u>

Notes to the financial statements

For the financial year ended 31 December 2022

5. Surplus on ordinary activities before taxation

The surplus on ordinary activities before taxation is stated after charging:

	2022	2021
	€	€
Revenue grants	(12,154,564)	(12,447,613)
Depreciation of tangible fixed assets - housing properties	511,278	479,481
Depreciation of tangible fixed assets - other	34,263	34,263
Amortisation of grants	(27,537)	(27,537)
Profit on disposal of fixed assets	-	(14,040)
Auditors remuneration	12,000	12,870
Defined contribution pension cost	157,029	181,124
	<u>157,029</u>	<u>181,124</u>

6. Employees

Staff costs were as follows:

	2022	2021
	€	€
Wages and salaries	7,204,111	7,454,736
Social insurance costs	923,179	944,592
Cost of defined contribution scheme	157,029	181,124
Locum and volunteer expenses	1,697,453	1,472,157
Redundancy costs	-	114,775
	<u>9,981,772</u>	<u>10,167,384</u>

Capitalised employee costs during the financial year amounted to €NIL (2021: €NIL).

The average monthly number of employees, including the directors, during the financial year was as follows:

	2022	2021
	No.	No.
Support staff	251	269
Administration staff	12	11
	<u>263</u>	<u>280</u>

Notes to the financial statements

For the financial year ended 31 December 2022

The number of employees whose employee benefits (excluding employer pension costs) exceeded €60,000 was:

	2022	2021
	No.	No.
In the band €60,001 - €70,000	5	6
In the band €70,001 - €80,000	3	2
In the band €80,001 - €90,000	-	1
In the band €170,001 - €180,000	-	1

The remuneration of the CEO for the year was €73,333 (2021: €63,240). The company also made contributions at the standard rate, to the company pension scheme of €Nil (2021: €7,128) in respect of the CEO.

No members of the Board received remuneration for their services. Board members were reimbursed €11,468 for expenses incurred during the year (2021: €2,648).

Other than the amounts disclosed above, any further required disclosures in Section 305 and 306 of the Companies Act 2014 are €Nil for both the current financial year and the preceding financial year.

7. Interest receivable

	2022	2021
	€	€
Interest receivable	-	40,790
	<u>-</u>	<u>40,790</u>

8. Interest payable and similar expenses

	2022	2021
	€	€
Bank loan interest payable	30,348	32,324
CALF loan interest payable	34,333	34,332
HFA loan interest payable	19,165	20,427
	<u>83,846</u>	<u>87,083</u>

9. Taxation

The company has charitable tax status and is exempt from corporation tax. Tax clearance reference number 6350018C.

Notes to the financial statements

For the financial year ended 31 December 2022

10. Other tangible assets

	Motor vehicles €	Total €
Cost		
At 1 January 2022	170,050	170,050
At 31 December 2022	<u>170,050</u>	<u>170,050</u>
Amortisation		
At 1 January 2022	99,190	99,190
Charge for the financial year on owned assets	34,263	34,263
At 31 December 2022	<u>133,453</u>	<u>133,453</u>
Net book value		
At 31 December 2022	<u>36,597</u>	<u>36,597</u>
At 31 December 2021	<u>70,860</u>	<u>70,860</u>

Arlington Novas Ireland Company Limited by Guarantee

Notes to the financial statements

For the financial year ended 31 December 2022

11. Tangible assets - housing properties

	Freehold property €	Roof structure and coverings €	Windows and doors €	Kitchen €	Heating appliances €	Safety equipment €	Total €
Cost or valuation							
At 1 January 2022	36,263,734	1,279,899	1,706,533	1,279,899	1,706,533	426,634	42,663,232
Additions	3,538,582	124,891	166,522	124,891	166,522	41,630	4,163,038
At 31 December 2022	39,802,316	1,404,790	1,873,055	1,404,790	1,873,055	468,264	46,826,270
Depreciation							
At 1 January 2022	2,006,774	154,467	535,521	495,538	546,590	211,897	3,950,787
Charge for the financial year on owned assets	256,422	19,725	68,379	64,105	72,766	29,881	511,278
At 31 December 2022	2,263,196	174,192	603,900	559,643	619,356	241,778	4,462,065
Net book value							
At 31 December 2022	37,539,120	1,230,598	1,269,155	845,147	1,253,699	226,486	42,364,205
At 31 December 2021	34,256,960	1,125,432	1,171,012	784,361	1,159,943	214,737	38,712,445

Notes to the financial statements

For the financial year ended 31 December 2022

12. Debtors

	2022	2021
	€	€
Trade debtors	752,409	655,616
Other debtors	5,032	3,889
Prepayments and accrued income	566,796	477,937
	<u>1,324,237</u>	<u>1,137,442</u>

13. Cash and cash equivalents

	2022	2021
	€	€
Cash at bank and in hand	3,859,325	6,673,327
	<u>3,859,325</u>	<u>6,673,327</u>

Notes to the financial statements

For the financial year ended 31 December 2022

14. Creditors: Amounts falling due within one year

	2022	2021
	€	€
Loans owed to credit institutions	86,614	86,614
Housing Finance Agency Loan	70,591	70,591
Trade creditors	379,582	265,788
Taxation and social insurance	274,801	235,899
Other creditors	19,340	29,078
Accruals	39,675	52,859
Deferred income	812,345	813,974
	<u>1,682,948</u>	<u>1,554,803</u>
	2022	2021
	€	€
Other taxation and social insurance		
PAYE/PRSI	242,133	231,968
VAT	32,668	3,931
	<u>274,801</u>	<u>235,899</u>

Trade and other creditors are payable at various dates over the coming months in accordance with the suppliers' usual and customary credit terms.

The company's total bank loans at 31 December 2022 were €712,024 (2021: €768,291). The loans are from commercial institutions which charge a market interest rate. The loans are due for repayment in installments in line with the terms of the loan agreement.

Taxes including social insurance are payable at various dates over the coming months in accordance with the applicable statutory provisions.

Accruals are determined in line with the terms of the underlying agreements.

Notes to the financial statements

For the financial year ended 31 December 2022

15. Creditors: Amounts falling due after more than one year

	2022	2021
	€	€
Loans owed to credit institutions	625,410	681,677
Housing Finance Agency Loan	657,343	708,769
Capital Advance Leasing Facility Loan	1,934,962	1,900,629
Capital Assistance Scheme Loans	31,902,769	30,881,757
	<u>35,120,484</u>	<u>34,172,832</u>

Notes to the financial statements

For the financial year ended 31 December 2022

15. Creditors: Amounts falling due after more than one year (continued)

Kerry County Council holds a charge of €1,088,220 over company land at no. 5 Church Street, Tralee, Co. Kerry dated 23 March 2004. Limerick City & County Council holds a charge of €158,815 over Apartment 111, Glenlara, Mount Kenneth Place dated 20 December 2005. AIB plc. holds a charge over folio 34628F, Limerick dated 27 July 2006. Limerick City & County Council holds a charge of €387,893 over No. 2 St. Patrick's Hill, Dublin Road Limerick, dated 14 September 2006. Limerick City & County Council holds a charge of €216,908 over 13 Clare Street, Limerick, dated 14 September 2006. Kerry County Council holds a charge of €561,051 over folio 34690F, Kerry, dated 14 February 2008. Limerick City & County Council holds a charge of €12,600,000 over Clyde House, Alphonsus Street, Limerick, dated 08 June 2009. Limerick City & County Council holds a charge of €538,079 over 10 Verekeer Gardens, Limerick, dated 08 September 2009. Limerick City & County Council holds a charge over Brother Stephen Russell House, Limerick, dated 28 November 2013. The Housing Finance Agency hold a form 52 pursuant to a charge and a first fixed charge over 8 apartments at Haarlem Court, Old Court Road, Firhouse, Dublin 24 dated 18 August 2018. AIB plc hold a charge over properties comprised in folios LK68823F, LK12196L, LK40404F, LK51812F, LK18255F, LK20027F, LK39382F and LK2527L dated 7 February 2018. Limerick City and County Council holds a charge over 166 Woodhaven, Castletroy, Limerick dated 14 May 2018. Limerick City and County Council holds a charge over 18 The Park, Rosmor, Crossagalia, Limerick dated 14 May 2018. Limerick City and County Council holds a charge over 1 Dympna Terrace, Mulgrave Street, Limerick dated 14 May 2018. Limerick City & County Council holds a charge over 66 Cois Rioga, Caherconlish, Limerick dated 14 May 2018. Limerick City & County Council holds a charge over 8 St Ita's Park, Limerick dated 8 May 2018. Limerick City & County Council holds a charge over 11 Dromroe, Limerick, dated 8 June 2018. Limerick City & County Council holds a charge over 8 Kilbrinish Drive, Woodview Park, Limerick dated 22 October 2018. Limerick City & County Council holds a charge over 53 Curragh Birin, Castletroy, Limerick, dated 22 October 2018. Limerick City & County Council holds a charge over 56 Aisling Heights Raheen, Limerick dated 1 November 2018. Limerick City & County Council holds charges over 1 and 2 Denmark Street, Limerick dated 31 October 2018. Limerick City & County Council holds a charge over 3 Crannog, Dublin Road, Limerick dated 31 October 2018. Limerick City & County Council hold a charge over 1, 2, 3, 4 Blackboy Terrace, Mulgrave St., Limerick, dated 31 October 2018. Limerick City & County Council hold a charge over 6 Aspen Gardens, St Patricks Road, Limerick, dated 1 November 2018. Tipperary County Council hold a charge over 10 and 11 Stradavoher Court, Thurles, Co Tipperary, dated 3 December 2018. Tipperary County Council holds a charge over Apt 5A, 5B, 5C, 5D, 5E, 5F Silver Mews, Silver Street, Nenagh, Co Tipperary, dated 3 December 2018. Tipperary County Council holds a charge over 13 Stradavoher Court, Thurles, Co. Tipperary, dated 26 March 2019 Limerick City & County Council holds a charge over 29 Rosendale Gardens, Corbally, Limerick dated 24 June 2019. Limerick City & County Council holds a charge over 708 Elm Green Close, Elm Park, Castletroy Limerick dated 24 June 2019. Limerick City & County Council holds a charge over 104 Elm Park Avenue, Castletroy, Limerick dated 24 June 2019. Limerick City & County Council holds a charge over No. 8 Upper Carey's Road, Limerick dated 24 June 2019. Limerick City & County Council holds a charge over 15 Fairgreen Road, Limerick dated 27 June 2019. Limerick City & County Council holds a charge over 19 Fairgreen Road, Limerick dated 27 June 2019. Limerick City & County Council holds a charge over Garyville, O'Donoghue Avenue, Janesboro, Limerick dated 27 June 2019. Limerick City & County Council holds a charge over 4 Janemount Park, Corbally, Limerick dated 27 June 2019. Limerick City & County Council holds a charge over 410 Alder Close, Castletroy, Limerick dated 1 July 2019. Limerick City & County Council holds a charge over 89 Sheelin Road, Caherdavin, Limerick dated 1 July 2019. Limerick City & County Council holds a charge over 14B Glenview Gardens, Farranshone, Limerick dated 1 July 2019. Limerick City & County Council holds a charge over 50 Owenmore Drive, Raheen, Limerick dated 1 July 2019. Limerick City & County Council holds a charge over 1-6 Barrack Mews, Brennans Row, Limerick dated 6 September 2019. Tipperary County Council holds a charge over 16 Stradavoher Court, Thurles, Co Tipperary dated 6 November 2019. Limerick City & County Council holds a charge over 33 Mulcair Road, Raheen, Limerick, dated 5 November 2019. Limerick City & County Council holds a charge over 3 The Willows, Old Cork Road, Limerick, dated 27 November 2019. Tipperary County Council holds a charge of €152,099 over 9 Oakfield Park, Cabra Road, Thurles, Co Tipperary dated 13 December 2019. Tipperary County Council holds a charge over 17 Stradavoher Court, Thurles, Co Tipperary dated 16 January 2020. Limerick City and County Council holds a charge over 423 Alder Close, Castletroy, Co Limerick dated 13 February 2020. Limerick City and County

Notes to the financial statements

For the financial year ended 31 December 2022

15. Creditors: Amounts falling due after more than one year (continued)

Council holds a charge over Epsom Lodge, 1 Racefield, Gouldavoher, Limerick dated 13 February 2020. Limerick City and County Council holds a charge over 16 Downey Street, Killalee, Limerick dated 19 February 2020. Tipperary County Council holds a charge over 36 Oakfield Drive, Cabra Road, Thurles, Co Tipperary dated 23 March 2020. Limerick City and County Council holds a charge over 56 Richmond Court, Corbally, Limerick dated 20 March 2020. Dublin City Council holds a charge over 121 Walkinstown Road, Walkinstown, Dublin 12 dated 14 July 2020. Tipperary County Council holds a charge over 9 Stradavoher Court, Thurles, Co Tipperary dated 9 August 2021. Limerick City and County Council holds a charge over 9 New Road, Kileely, Limerick dated 1 September 2022. Limerick City and County Council holds a charge over 3 St. Dymphnas Terrace, Mulgrave Street, Limerick dated 20 December 2022.

Capital Assistance (CAS) Loans:

CAS Loans advanced by local authorities have a 20-year repayment period for those advances prior to 2002, and a 30-year repayment period for those advanced post 2002. However, the company is relieved in full of repayments of capital and interest so long as the housing authority is satisfied that the accommodation continues to be properly maintained and to be let to eligible categories of persons at reasonable rent levels.

Capital Advance Leasing Facility (CALF) Loans:

CALF Loans advanced by the Department of Housing, Planning and Local Government have repayment periods of between 20 and 30 years, specific to the loan. Interest charged on the outstanding amount during the financial year was €34,333 (2021: €34,332). Interest is not payable until the expiration of the loan period.

16. Loans

Analysis of the maturity of loans is given below:

	2022	2021
	€	€
Amounts falling due within one year		
Bank loans	86,614	86,614
Other loans	70,591	70,591
	<u>157,205</u>	<u>157,205</u>
Amounts falling due 2-5 years		
Bank loans	346,458	346,458
Other loans	282,361	282,361
	<u>628,819</u>	<u>628,819</u>
Amounts falling due after more than 5 years		
Bank loans	278,952	335,219
Other loans	34,212,713	33,208,794
	<u>34,491,665</u>	<u>33,544,013</u>
	<u><u>35,277,689</u></u>	<u><u>34,330,037</u></u>

Notes to the financial statements

For the financial year ended 31 December 2022

17. Grants

	2022 €	2021 €
Grants received		
At 1 January	2,315,001	2,315,001
Total grants received	<u>2,315,001</u>	<u>2,315,001</u>
Amortisation		
At 1 January	(222,216)	(194,679)
Amortisation	(27,537)	(27,537)
Total amortisation	<u>(249,753)</u>	<u>(222,216)</u>
Net balance	<u><u>2,065,248</u></u>	<u><u>2,092,785</u></u>

Grants:

Grants are accounted under the accruals model as permitted by FRS 102. Grants relating to expenditure on tangible fixed assets are credited to profit or loss at the same rate as the depreciation on the assets to which the grant relates.

Notes to the financial statements

For the year ended 31 December 2022

18. Grant information

Grant funds may only be utilised in accordance with the specific terms and conditions of the grant agreements.

Grantor	Sponsoring Department	Grant due 31/12/2021	Deferred Income 31/12/21	Recognised in P&L 2022	Amount Received 2022	Grant due 31/12/2022	Deferred Income 31/12/22
HSE West - Disabilities	Department of Health	60,446	-	1,100,642	1,021,472	139,616	-
HSE West - Social Inclusion	Department of Health	-	498,511	1,961,297	1,474,547	135,751	147,512
HSE West - Mental Health	Department of Health	-	-	338,570	327,442	11,128	-
Mid-West Drug and Alcohol Forum	Department of Health	-	29,130	267,927	258,797	-	20,000
HSE South - Social Inclusion	Department of Health	-	173,333	578,218	663,496	23,222	281,833
HSE South - Disabilities	Department of Health	-	-	307,505	297,106	10,399	-
HSE South - Mental Health	Department of Health	-	-	51,750	50,000	1,750	-
HSE East	Department of Health	-	113,000	731,838	957,766	24,072	363,000
Tusla	Child and Family Agency	-	-	1,030,095	1,030,095	-	-
Dublin Region Homeless Executive	Dublin Region Homeless Executive	417,681	-	2,797,649	3,131,523	83,807	-
Limerick City and County Council	Limerick City and County Council	143,004	-	1,870,627	1,851,154	162,477	-
Tipperary County Council	Tipperary County Council	-	-	157,816	118,362	39,454	-
Kerry County Council	Kerry County Council	34,485	-	413,820	448,305	-	-
Cork County Council	Cork County Council	-	-	10,000	10,000	-	-
Clare County Council	Clare County Council	-	-	536,810	416,077	120,733	-
Total		655,616	813,974	12,154,564	12,056,142	752,409	812,315

Notes to the financial statements

For the financial year ended 31 December 2022

19. Financial instruments

	2022 €	2021 €
Financial assets		
Cash at bank	3,859,325	6,673,327
Financial assets measured at amortised cost	1,293,520	1,197,397
	<u>5,152,845</u>	<u>7,870,724</u>
Financial liabilities		
Financial liabilities measured at amortised cost	<u>(37,781,534)</u>	<u>(36,770,547)</u>

Financial assets measured at amortised cost comprise of fixed asset investments, trade debtors and other debtors

Financial liabilities measured at amortised cost comprise of bank loans and overdrafts, CAS, CALF and HFA loans, trade creditors, other creditors, grants and accruals.

20. Provisions

	Leave pay €
At 1 January 2022	170,287
Charged to profit or loss	(31,005)
At 31 December 2022	<u>139,282</u>
In respect of prior financial year:	
	Leave pay €
At 1 January 2021	160,974
Charged to profit or loss	9,313
At 31 December 2021	<u>170,287</u>

Leave pay:

The leave pay provision represents holiday balances accrued as a result of services rendered in the current period and which employees are entitled to carry forward. The provision is measured as the salary cost payable for the period of absence.

Notes to the financial statements

For the financial year ended 31 December 2022

21. Reserves

Designated funds

The Designated fund represents a reserve for strategic building purposes.

Retained earnings

Includes all current and prior period retained profit and losses.

22. Company status

The company is limited by guarantee and consequently has no share capital. Every member has undertaken to contribute to the assets of the company in the event of it being wound up during the time that he/she is a member, or within one year afterwards, for payment of the debts and liabilities of the company contracted before the time at which he/she ceased to be a member, and for the costs, charges and expenses of winding up and for adjustments of the right of the contributories amongst themselves, such amount as may be required not exceeding €1.27.

23. Capital commitments

At the date of approval of the financial statements the company has agreed to purchase the following properties: 7 Stradavoher Court, Thurles, Co. Tipperary, 21 Dun na Hinse, Lahinch Road, Ennis, Co. Clare, 95 Dun na Hinse, Lahinch Road, Ennis, Co. Clare, 26 Fergus View, Ennis Co. Clare, 67 Acha Bile, Ennis, Co. Clare, 68 Acha Bile, Ennis, Co. Clare, 20 to 23 Stradavoher Court, Thurles, Co. Tipperary, 27 An Curran, Pallaskenry, Co. Limerick, 5 Delacy Park, Shannon, Co. Clare, 137 Cluain Airne, Shannon, Co. Clare, 18 Cluain Airne, Shannon, Co. Clare, Main Street, Pallaskenry, Co. Limerick, 31 Tradaree Court, Shannon, Co. Clare, 20 Corrovorin Grove, Ennis, Co. Clare, 35 Fergus Park, Ennis, Co. Clare, 49 Ballymoneen, Cappahard, Ennis Co. Clare, Apt.5 Broadleaf, Co. Limerick, 38 Ard Caoin, Ennis, Co. Clare, 81 Bramble Lane, Ennis Co. Clare and 6 The Grove, Shannonvale, Co. Limerick. The combined price for the properties is €3,881,000.

24. Pension information

The company operates a defined contribution scheme that covers substantially all the employees of the company. The assets of the scheme are vested in independent trustees for the sole benefit of these employees.

The charge to the income and expenditure account for the year was €157,029 (2021: €181,124). The following amounts relating to pensions and post retirement benefits owing of €Nil (2021: €Nil) are included in the balance sheet at year end.

25. Transactions with directors

No transactions with directors were undertaken during the financial year.

26. Related party transactions

No transactions with related parties occurred requiring disclosure under FRS102 section 33.

Notes to the financial statements

For the financial year ended 31 December 2022

27. Post balance sheet events

There have been no significant events affecting the company since the financial year end.

28. Controlling party

The company is under the control of its directors.

29. Comparative information

Comparative information has been reclassified where necessary to confirm to current year presentation.

30. Approval of financial statements

The board of directors approved these financial statements for issue on 27 July 2023.