



Cill Dara Housing Association

Company Limited by Guarantee

Annual Report and Financial Statement 2023





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Reference and Administrative Details

Company Number (CRO):	199040
Registered Charity Number:	20029371
Approved Housing Body (AHB) Registration Number:	AHB-02823

Directors of the Board

Chairperson	Annette White
Secretary	Rosemary Brennan
Treasurer	Laurence McGarr
Directors	Suzanne Doyle, Fergal Lalor, Pío Murtagh

Subcommittees of the Board

Property and Development Committee	Fergal Lalor (Chair) Dermot Mooney (Co-opted Member) Suzanne Doyle
Finance, Audit and Risk Committee	Laurence McGarr (Chair) Pío Murtagh
People and Governance Committee	Annette White (Chair) Rosemary Brennan

Executive

Phillip Morrison-Gale, CEO

Staff Team

John Carey, finance manager
Seamus Leahy, asset manager
Paula Mooney, senior housing officer
Paul Brady, community development officer
Lorraine Hendy, housing officer
Sheila Conway, finance officer
Anna Fenton, administration assistant

Auditors

Harney Nolan Chartered Accountants
Equity House, Deerpark Business Complex, Dublin Road, Carlow, Co. Carlow

Bankers

Bank of Ireland, Kildare Town; **AIB**, Edward St, Newbridge, Co. Kildare;
Housing Finance Agency, 48 St Stephen's Green, Dublin 2.

Solicitors

Coughlan White & Partners, Moorefield Road, Newbridge, Co. Kildare

Business & Registered Address

Cill Dara Housing Association CLG, Meadow Road, Kildare Town, County Kildare, R51 RF88



Chairperson's Review 2023

Annette White, Chair, Cill Dara Housing Association CLG



It is with great pleasure that I present the Chair Review and reflect on the accomplishments achieved by Cill Dara Housing Association, amidst a backdrop of challenges and opportunities over the past year.

The overall financial results for the year ended 31 December 2023 result in a deficit as expected, with significant spend focused on targeted repair and maintenance initiatives. Spend on planned & responsive repairs of our housing stock in the year were at considerable operational cost, however significant progress has been achieved on retrofitting and upgrading the existing portfolio.

Long-term cost management initiatives and planned development all aligned to our strategic objectives will ensure the long-term stability of Cill Dara Housing Association.

We recognise this was a year in which we communicated closely with the Approved Housing Bodies Regulatory Authority (AHBRA) on our compliance assessment, improving our operational processes, governance and risk management in line with their guidance, establishing good governance across the organisation. Collectively important milestones on our journey to being a best-in-class AHB provider.

From a governance perspective, Cill Dara Housing Association welcomed three additional Board members in 2023, namely Pío Murtagh, Fergal Lalor and Dermot Mooney. They, alongside the other board directors

collectively bring a broad and deep range of experience and skills to the Board which will add considerable value in the context of our continued growth as a leading housing provider. It also marked a milestone year for me personally where I became the Chair of the board. My thanks to all of my Board colleagues for their hard work, commitment and ongoing support during the year. A specific thank you to our previous chair Peter Fenton, for his tenure as chair during a period of growth for Cill Dara Housing Association. I promise to continue with the same level of commitment, dedication and enthusiasm as he demonstrated over his 10 years involved with Cill Dara Housing Association.

As we look to the future, we are optimistic about the opportunities that lie ahead. We look to recommence development opportunities in the local area and carry out the work on our current housing stock as detailed in the strategic plan. Alongside this we will build on our relationships with our tenants, engagement groups, stakeholders and the council. We remain committed to the provision of housing locally, community engagement and delivering value to all our tenants in what is a very challenging environment. Together, we have achieved great progress and I am confident that with our collective efforts, we will continue to thrive in the years to come.

On behalf of the Board, I would like to thank the employees, management and the CEO of Cill Dara Housing Association for their unwavering commitment and continued support for the years ahead.



CEO's Report 2023

Phillip Morrison-Gale

Chief Executive Office, Cill Dara Housing Association CLG



I am delighted to present the CEO report for Cill Dara Housing Association for the year 2023. The year in which the association marked 30 years of providing homes in County Kildare.

Over those three decades, Cill Dara Housing Association has remained committed to its operations across our region and in providing homes and services in communities where people are proud to live. Reflecting on the year's achievements, opportunities and challenges it is important to remain cognisant of our mission.

This past year has seen great focus on this, highlighted by the undertaking of a full stock condition survey of our properties. We know people can thrive when they have a safe, warm, secure, and affordable place to live and so the data and intelligence gleaned from these surveys will allow the association to move forward with a strategic approach to investing in and improving our tenants homes. Work commenced in early 2023 with energy retrofits at Fennor Lawns in Kildare Town where 12 bungalows were converted to high efficiency air-to-water heat pumps. Then in October a full programme of fire alarm upgrades began, and investment will continue into 2024, with plans for energy retrofits, windows, doors, bathrooms, and kitchens upgrades.

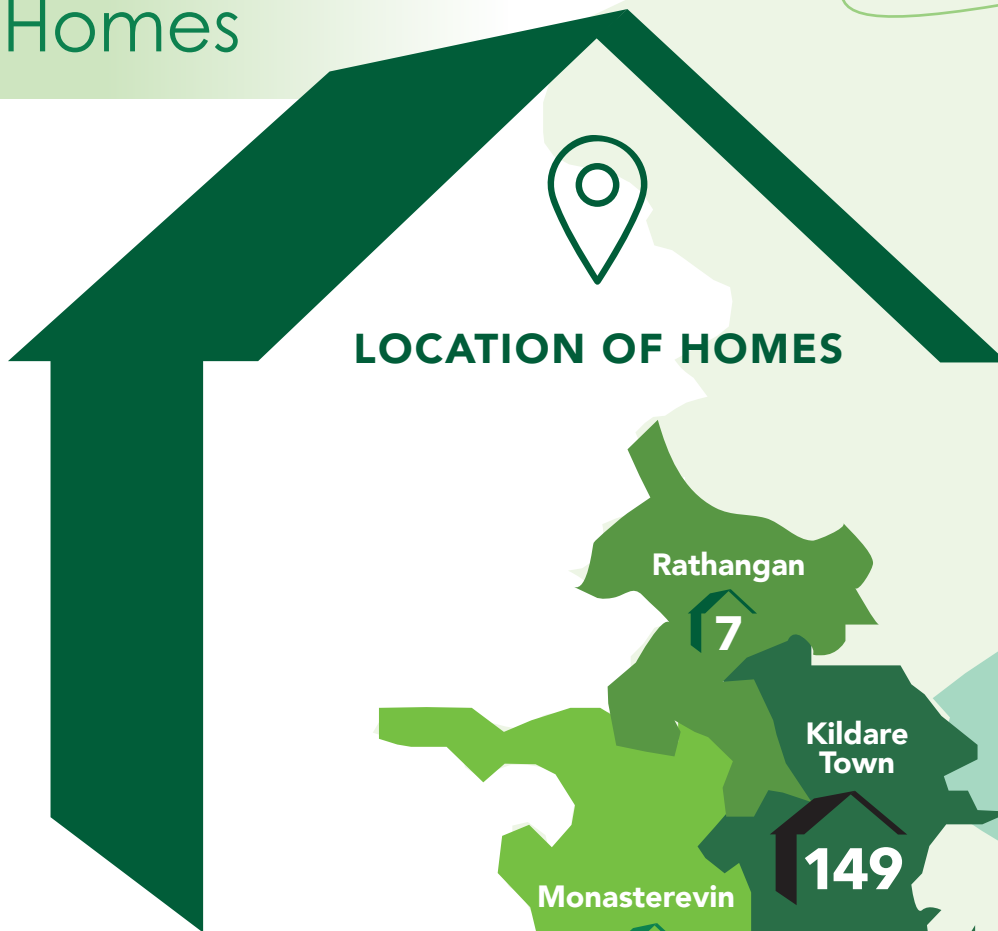
Through 2023 the association continued to sense check its compliance with the Approved Housing Bodies Regulatory Authority (AHBRA)

Standards for AHBs. We welcome the role of AHBRA as the statutory regulator for the social housing sector and we have confidence the association is compliant with these Standards.

Cill Dara Housing Association is committed to providing a great working environment and over the past year we have continued to restructure the operational staff team to ensure the correct skills and competencies are available and staff are empowered to be accountable through clearly defined roles and responsibilities. The culture we are aspiring to is really starting to make a difference. This can now be seen in the way we deliver our services, build strong and meaningful relationships with tenants and other stakeholders, and remain true to our core values every day.

I am grateful to our new Chair, the Board and to the staff of Cill Dara Housing Association for their continued support and dedication and look forward to the year ahead as we continue to make Cill Dara Housing Association a great place to work and a best-in-class social landlord.





At 31st December 2023 we had 187 homes in management and were providing services to over 500 people.

146 are owned by the association.

41 are leased from property owners under the Long-term Leasing Scheme.

The majority of our properties are two- or three-bedroom homes.

Over 87% of our homes were built between 1994 and 2014.



About Cill Dara Housing Association

Our Vision is to provide quality homes and services for people in housing need in County Kildare and we are proud to play a role in supporting the development of safe and sustainable communities where people are proud to live.

We are committed to providing high-quality homes and services in safe, well managed communities where our tenants can put down roots, raise families, and be part of the community. That underpins all that we do to help houses become homes, streets and estates become communities and our tenants' aspirations becoming realities.

Our work is made possible by support from the Department of Housing, Planning and

Local Government and we work with our local community and other partners such as Kildare County Council to provide access to affordable, quality homes and promote safe and sustainable communities.

We are an independent voluntary housing association, a legally incorporated company limited by guarantee (CLG) and regulated by the Approved Housing Bodies Regulatory Authority (AHBRA) and the Charities Regulatory Authority (Charities Regulator).

Our frontline employees are all members of the Chartered Institute of Housing (CIH) and we strive to deliver excellent services.

At the heart of our organisation is a strong commitment to our **values** which are integral to our success and help to share our behaviour and attitudes and are embedded into our service delivery and culture:



Values

- Accountable
- Respect
- Customer Focused
- Open and Honest



Vision

To provide quality homes and services for people in housing need.



Mission

To provide quality, affordable homes and services and to play a role in supporting the development of safe and sustainable communities where people are proud to live.



Our Work and Impact

In 2022 we adopted our new Strategic Plan for 2023-2026 titled '*Business with Heart: A Strategy for Success*'.

This 3-year plan will support Cill Dara Housing Association to fulfil its purpose of providing high-quality services and homes where our tenants can put down roots, raise families and become part of the community.

Our objectives for 2023 are outlined in the following section under each strategic headings:



Demonstrate stronger governance

Develop stronger, meaningful relationships with our tenants

Grow and provide more homes

Do the basics brilliantly

Be an excellent employer

STRATEGIC OBJECTIVE 1

Demonstrate Good Governance and Leadership

Our Vision

Demonstrating strong governance is vital and pivotal for successful organisations. We will ensure that our board and sub-committees demonstrate good governance and provide strong strategic direction and leadership to help deliver our mission and vision.

Our vision for good governance is underpinned by the Standards for Governance and Finance set by the Approved Housing Bodies Regulator, and the requirements of the Charities Regulator.



Our Commitment

- Reflect good governance and strong board leadership through effective frameworks for governance, business, financial and performance management.
- Ensure that CDHA has a board that is skilled and governance structures that enable effective oversight and assurance and create value in setting long-term strategic priorities.
- Demonstrate a culture of decision-making that considers effective resource management to meet our long-term vision, drives efficiencies and demonstrates value for money.
- Have effective arrangements for reviewing governance arrangements to reflect best practice on board size, member recruitment and renewal, and ensure compliance with the Approved Housing Bodies Regulatory Authority's Regulatory Standard for Governance and Finance.



Our Action

In 2023 we:

- Appointed a new Chair at our AGM in January 2023 following the completion of the term served by our outgoing Chairperson.
- Launched our new Strategic Plan for 2023-2026 '*Business with Heart: A Strategy for Success*'.
- Strengthened our board of directors through recruitment of new members with skills, knowledge and experience we recognised as required through a skills audit. New board members with skills in social housing finance, construction and development and property asset management/surveying were inducted on to the board.
- Undertook a Board Effectiveness Review which examined board quality, diversity, focus, commitment, executive reporting, structure, dynamic and culture.
- Refined board reports to ensure effective controls, oversight and assurance on our strategic priorities and operational performance.
- Introduced new Risk Management Software to aid risk reporting and oversight.
- Introduced software to disseminate board pack information in a timely, safe and confidential manner.
- Undertook a full assessment and gap analysis of the Approved Housing Bodies Regulatory Authorities Governance Standard for AHBs to identify actions necessary to achieve full compliance.

Do the Basics Brilliantly

Our Vision

Our tenants' priorities are to receive a high-quality housing management and repairs services. The overall experience of our tenants is integral to the way we operate our business. We recognise the importance of a sustained focus on frontline services: we aim to get things right-first time and provide positive outcomes for our tenants and communities.

We will have a solid understanding of our diverse tenants to tailor services, create tenancy sustainment approaches and identify long-term service priorities. Investing in our properties to provide good quality homes is a continuing theme of our business.



Our Commitment

- Remain accessible to tenants through a variety of channels and make it easy for them to access general information through our website and request services online 24/7.
- Embed a culture of 'right first time' to service delivery and make it easy for tenants to tell us what their needs are, and what they think about our homes and services.
- Ensure that our core housing management service reflects good practice and meets the Tenancy Management Standards set by the Approved Housing Bodies Regulatory Authority.
- Ensure that our homes are well-maintained and safe, meet legal standards and the Property and Asset Management Standard set by the Approved Housing Bodies Regulatory Authority.
- Introduce measures to tackle the climate emergency and reduce our carbon footprint.





STRATEGIC OBJECTIVE 2

Our Action

- Launched our new website (December 2022) which introduced functionality for tenants to report repairs (including uploading photos and videos of the issue), make rent and payments towards arrears, get in touch 24/7, access policy information, their tenant handbook and keep up to date with what's happening at Cill Dara Housing Association.
- Introduced a tenant report showing our operational performance on a quarterly basis.
- Now have the ability to provide information to tenants in different formats such as large print or translation into different languages.
- Reaffirmed our commitment to delivering an excellent customer journey through the introduction of a 'ask us once' service where we aim to deal with 80% of contacts at the first point of contact be it telephone, email, webform or in person.
- Began streamlining internal processes to increase efficiency and make the tenant journey easier.
- Supported a cohort of young people aged 18-25 onto a 6-week employability course to help increase their employment opportunities.
- Undertook a full assessment and gap analysis of the Approved Housing Bodies Regulatory Authorities Tenancy Management Standard for AHBs to identify actions necessary to achieve full compliance.
- Undertook a full Stock Condition Survey and worked to develop a fully costs planned investment programme.
- Defined our out of hours emergency response, ensuring an effective service is available to tenants in emergency repair situations.
- Increased our pool of approved contractors to ensure we were able to remain responsive to repairs and deliver on our service standards.



STRATEGIC OBJECTIVE 3

Build Stronger and more Meaningful Relationships with our Tenants

Our Vision

Our relationship with our tenants is more than just one of a landlord and tenant: we will work with them to improve services and the quality of their homes. We will make it easier for tenants to talk to us so that their diverse views can support decision-making, both at strategic and operational levels. We will empower tenants and make ourselves accountable to them.

Our Commitment

- Enable CDHA tenants to have a sense of ownership of the organisation.
- Reflect the voice of tenants in decision-making and informing service improvements.
- Hear the voice of diverse tenants.
- Publish our performance information for tenants in an accessible and meaningful way.

Our Action

- Increase membership of the Tenant Focus Group to ensure a wider representation of our tenants across the region and so tenants can influence policies and strategies and understand how we are performing.
- Introduced a process to ensure all tenant facing policies are reviewed by our Tenant Focus Group and given tenant approval before being approved by our Board.
- Improved our quarterly Tenant Newsletter so it's 'tells the story' of the association with value packed content, news articles, useful contacts and our performance information.
- Undertook a full tenant survey and published the results explaining how tenant feedback will inform our learning and service improvement.
- Refined our service offer and service standards through the introduction of Tenant Charter.
- Introduced an annual visit to each tenant, prioritising those with vulnerabilities, health condition or changing housing need.
- Improved our collaboration with external partners who can help us to more effectively deliver support to tenants around welfare benefits, training, employment, cost of living and health.





Be an Excellent Employer

Our Vision

We want every member of our team to be feel valued, supported, and encouraged to achieve their potential. If we are to expect our staff to deliver the best possible service to tenants, we need to ensure that they have the right knowledge, skills and resources to be able to deal with diverse challenges and meet tenants expectations.

Our Commitment

- Retain and attract high-quality staff to deliver high-quality services.
- Be a caring employer and understand the needs of our employees.
- Review our recruitment, selection, and career development opportunities.
- Create job opportunities for local people.

Our Action

- Benchmarked our employment offer against similar organisation and improved our terms and conditions in relation to annual leave entitlement, salaries and accessing the defined contribution pension scheme.
- Introduced an Employee Assistance Programme (EAP) – a work-based employee welfare support service available to any employee who needs it.
- Introduced HR software to support improved onboarding and ongoing development of employees through eLearning opportunities.
- All frontline employees are now members of the Chartered Institute of Housing (CIH) and able to avail of membership offers to support their continuing professional development, networking, conference attendance and wider support with their housing career journey.
- Supported our Senior Housing Officer to access further education through a Chartered Institute of Housing qualification in housing.
- Introduced agile working arrangements for all employees, promoting a positive work/ life balance.
- Introduced a Lone Working Policy and safety device to support lone workers in their work and in ensuring their personal safety and well- being. This policy supports Cill Dara Housing Association's wider policies on health, safety, and welfare at work.
- Relocated our office to a space better suited to the needs of staff and the business and providing an improved working environment.
- Brought our finance operations in house from an external accountancy firm, ensuring improved financial controls and oversight.
- Refined roles and responsibilities to ensure greater ownership and accountability and introduced the roles of finance manager and asset manager to the staff structure.



STRATEGIC OBJECTIVE 5

Grow and Provide More Homes

Our Vision

We are clear that our aspiration to grow stems from the need to meet the significant increase in demand for affordable homes. We want to play our part in delivering homes in innovative ways, ranging from building new homes to creating capacity to vacant homes that could be brought back in use. There is an opportunity to deliver efficiencies by joining forces with other AHBs and different landlords. We are also very clear that investment in new homes will not be at the expense of investment in existing properties.

Our Commitment

- Develop more homes to meet the housing needs of the local community.
- Contribute to Kildare County Council's strategic housing objectives.
- Meet housing needs of tenants of neighbouring local authorities.
- Explore partnerships with other AHBs.

Our Action

- Reaffirmed our ambitions to grow and develop more homes in the region and reinvigorate our working relationship with key stakeholders.
- Engaged an architect to commence a feasibility study on land in Kildare Town owned by Cill Dara Housing Association where we will commence development of several age-friendly homes in 2025
- Reviewed our plans to redevelop two semi-derelict Victorian properties in Kildare Town which we will commence in 2024 and bring back into use as age-friendly town centre living accommodation.
- Established a Property & Development sub-committee to provide strategic direction and oversight of our ambitions to scale up.



Our Performance 2023



705 total number of repairs undertaken in 2023



63 emergency repairs responded to



112 urgent repairs undertaken



530 routine repairs undertaken

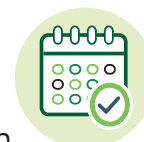
€205,957

Total amount spent on reactive and cyclical repairs



€347,731

Total amount spent on planned repairs



Our Repairs Service performance

Percentage of repairs responded to within our service commitments:

100%

Emergency repairs responded to within 24 hours



93%

Urgent repairs responded to within 5 working days



81%

Routine repairs responded to within 20 working days





92% of Rent Due **collected**



3 properties **re-let**



15 **complaints** received



44 compliments received



3 Anti-Social Behaviour (ASB) and nuisance **complaints** received



100% new tenants satisfied with the **allocation process**



100% new tenants satisfied with the **quality of their home**



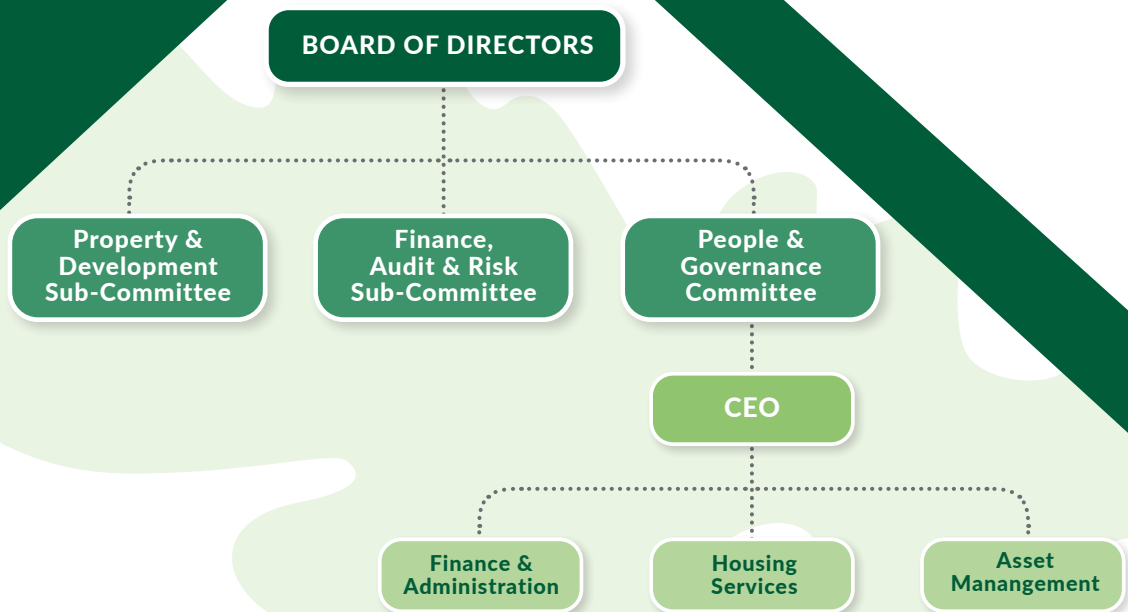
64 **out of hours calls** received and responded to



Governance & Staffing



Cill Dara Housing Association Organisational Chart



Management

Cill Dara Housing Association CLG is governed by a Board of Directors (the Board) who are all volunteers and therefore receive no payment for the role they play.

Board Directors are recruited based on the skills and experience they can bring to the role and their commitment to developing our social housing activities and wider community role.

Board members can serve a period not exceeding a term of three years subject to a maximum period of three three-year terms not exceeding in aggregate nine years, after which they must retire. The Board is empowered to co-opt new members to meet specific requirements, as well as to fill any ad-hoc vacancies. Any co-opted Directors hold office until the next AGM after which time they are either re-appointed or retire from their position.

Reporting

The CEO reports directly to the Board. Board meeting agendas are planned between the Chairperson and the CEO. A Board report, which is comprised of the agenda item documents, is prepared by the CEO and submitted one week in advance of the Board meetings.

Organisational information gathering systems have been established to ensure that the Board reports contain accurate and relevant information. The Board report follows a prescribed format with key standing agenda items such as the CEO's report, management accounts, compliance checklists and subgroup meeting minutes. The Board papers report against performance objectives set by the Board and focus on strategic developments and impacts, as well as difficulties and risks. The reports of each subgroup are approved by the relevant group in advance of the Board meetings.

The Board has the authority to co-opt new members to fulfil specific needs or address ad-hoc vacancies. Co-opted Directors hold office until the next Annual General Meeting (AGM), at which point they may be reappointed or retire from their position.



Board Meeting Attendance

BOARD MEMBER	ROLE	Number of meetings attended / number eligible to attend
Annette White	Chair	10/10
Peter Fenton	Resigned 16/1/23	1/1
Rosemary Brennan	Company Secretary	7/10
Laurence McGarr	Treasurer	6/10
Suzanne Doyle		4/10
Pio Murtagh		8/10
Fergal Lalor	Joined 26/6/23	5/7
David Ryan	Resigned 26/6/23	4/5
Jane Howlett	Resigned 11/9/23	7/7
Dermot Mooney	Joined 4/9/23	4/4

Performance Management and Remuneration

Staff appraisals are carried out on an annual basis by the individual staff members line-manager. A culture of learning and development is in place to support all staff as part of the annual appraisal process. Each year the CEO and staff remuneration packages are agreed and approved by the Board.



Independent Auditor's Report

to the Members of Cill Dara Housing CLG



Report on the audit of the financial statements

Opinion

We have audited the financial statements of Cill Dara Housing CLG ('the company') for the financial year ended 31 December 2023 which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds, the Cash Flow Statement and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", issued in the United Kingdom by the Financial Reporting Council, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2023 and of its deficit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; 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 described below in the Auditor's responsibilities 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 Provisions Available for Audits of Small Entities, in the circumstances set out in note 6 to the financial statements, and 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

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. 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.

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 course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, 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.

Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements: and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are 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 and the financial statements are in agreement with the accounting records.

Independent Auditor's Report

to the Members of Cill Dara Housing CLG

Matters on which we are required to report by exception

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

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 6, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is 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, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, if 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 operation, or has no realistic alternative but to do so.

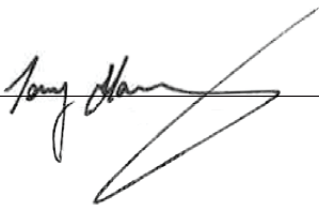
Auditor's responsibilities for the audit of the financial statements

Our 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.

A further description of our responsibilities for the audit of the financial statements is contained in the appendix to this report, located at page 9, which is to be read as an integral part of our report.

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

Our 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 any 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.



Tony Harney FCA
for and on behalf of

HARNEY NOLAN BUSINESS ADVISORS

Chartered Accountants and Registered Auditors

Equity House

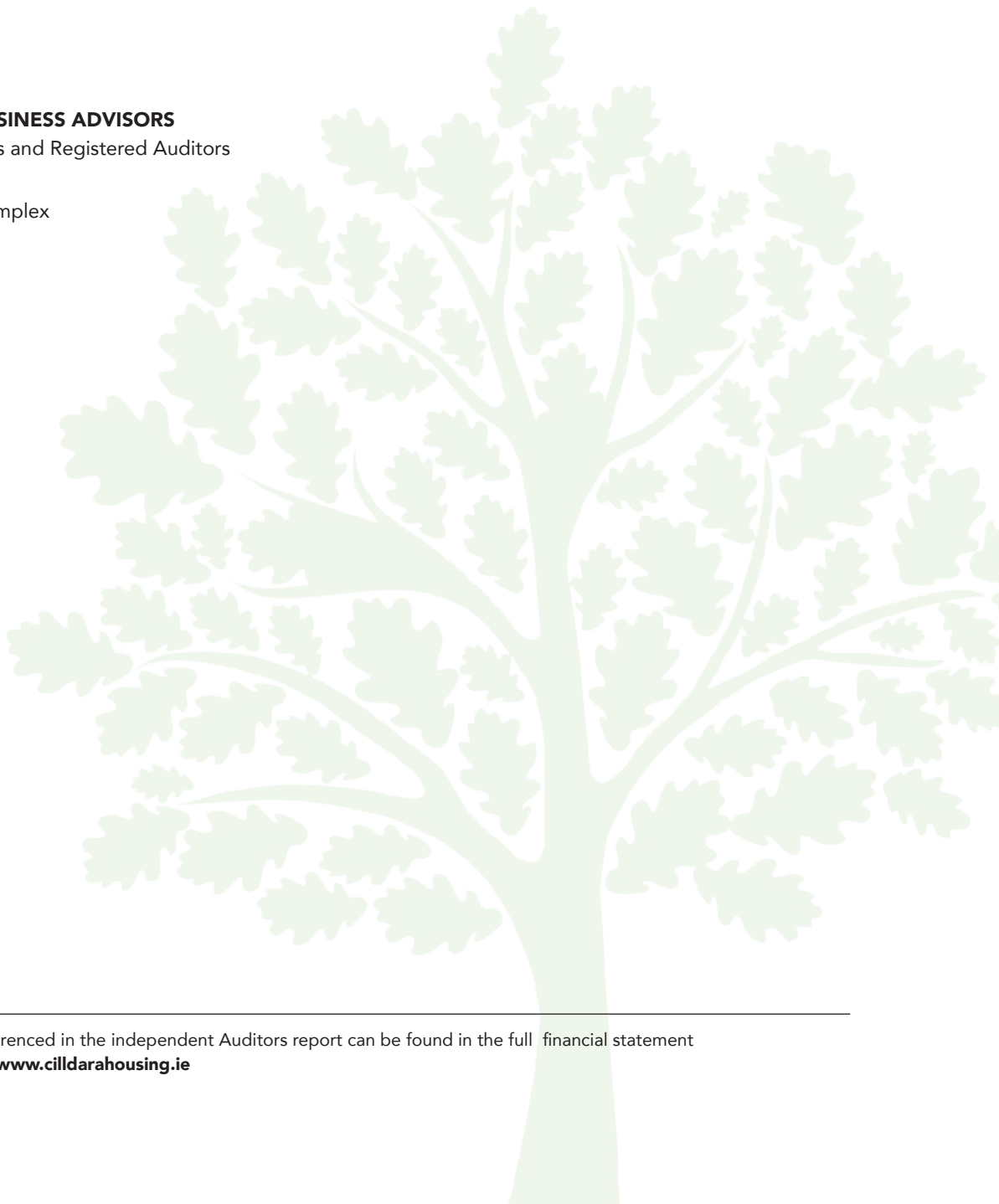
Deerpark Business Complex

Dublin Road

Carlow

Co. Carlow

Date: 10/09/2024



The notes and pages referenced in the independent Auditors report can be found in the full financial statement available on our website www.cildarahousing.ie



Cill Dara Housing Association CLG


INCOME AND EXPENDITURE ACCOUNT

for the financial year ended 31 December 2023

	Notes	12 months to 31 December 2023 €	6 months to 31 December 2022 €
INCOME		2,078,230	1,009,881
EXPENDITURE		(2,169.351)	(806,169)
(DEFICIT)/SURPLUS BEFORE INTEREST		(91.121)	203,712
Interest receivable and similar income		–	10
Interest payable and similar income	8	(171.278)	(72,223)
(DEFICIT)/SURPLUS FOR THE FINANCIAL YEAR		(262.399)	131,499
TOTAL COMPREHENSIVE INCOME		(262.399)	131,499

Approved by the board on **10/09/2024** and signed on it's behalf by:


Annette White
 Director


Rosemary Brennan
 Director

A copy of the Directors' Report and the audited financial statements for the financial year ended 31 December 2023 are available on our website www.cillardahousing.ie or you can contact our office for a copy.

Cill Dara Housing Association CLG

BALANCE SHEET


for the financial year ended 31 December 2023

	Notes	2023 €	2022 €
FIXED ASSETS			
Tangible Assets	10	15,524,767	15,889,061
CURRENT ASSETS			
Debtors	11	210,360	218,946
Cash at bank and in hand		1,147,054	1,321,779
		1,357,414	1,540,725
Creditors: amounts falling due within one year	13	(433,077)	(424,018)
Net Current Assets		924,337	1,116,707
Total Assets less Current Liabilities		16,449,104	17,005,768
Creditors:			
Amounts falling due after more than one year	14	(9,852,749)	(10,147,014)
Net Assets		6,596,355	6,858,754
Reserves			
Sinking Fund		871,396	1,081,271
Income and Expenditure Account		5,724,959	5,777,483
Members' Funds		6,596,355	6,858,754

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of the Standard.

Approved by the board on **10/09/2024** and signed on it's behalf by:


Annette White
 Director


Rosemary Brennan
 Director