

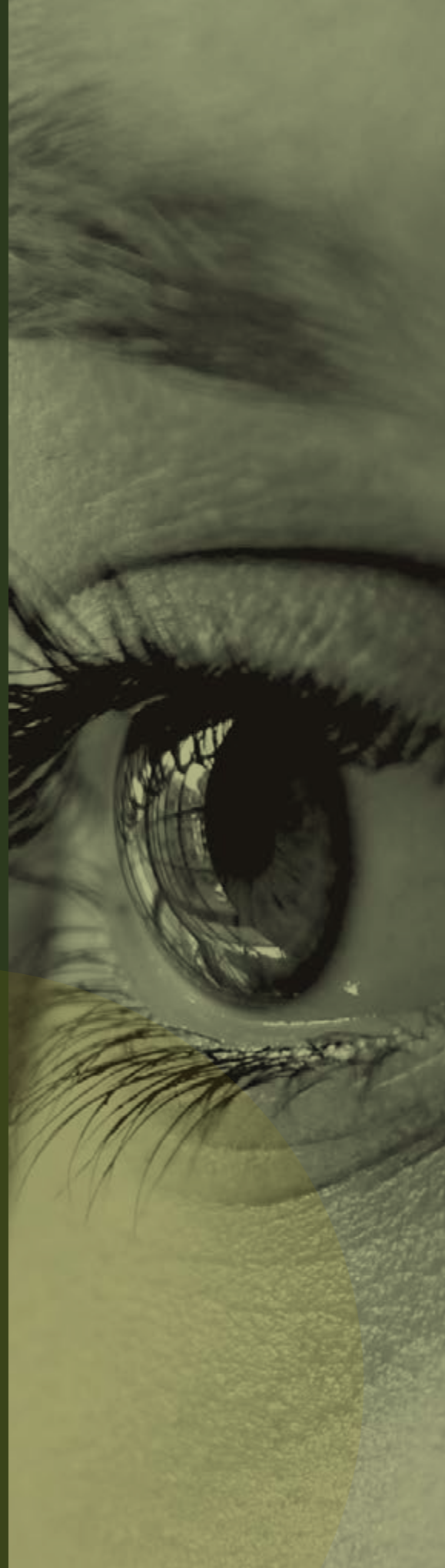


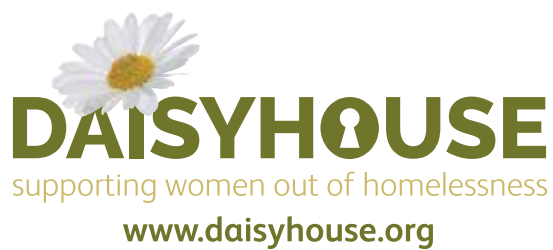
DAISYHOUSE

supporting women out of homelessness

www.daisyhouse.org

Annual Report 2014







DAISYHOUSE

supporting women out of homelessness

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*To our residents and tenants,
for the courage that brought
you to us and for the courage
that you have to turn your life
around – thank you for letting
us be part of your journey.*

It is a privilege.

**Orla Gilroy
CEO**



Our Vision, Mission and Values

Vision

That Daisyhouse Housing Association is instrumental in breaking the cycle of homelessness through the Daisyhouse Personal Support Programme.

Mission

Our Mission is to provide secure affordable high quality supported accommodation to homeless individuals and to provide them with the skills and confidence to move to independent living.

Values

Accountability: Daisyhouse will continue to be accountable to its clients and relevant stakeholders.

Transparency: Daisyhouse will ensure that all aspects of its business are transparent.

Professionalism: Daisyhouse has thrived for 25 years in a very challenging environment. This is testament to the professionalism of the Staff and Board.

Respect that Daisyhouse as an organisation (Board and Staff) has for each other, its clients, past and present. The respect that each resident has for one another and for the Staff. The respect that DHA has for the partners we work with and the partnerships we have.

Integrity in all DHA dealings with clients, past and present and with all partners.

Collaboration: The ability to work cohesively with all.

Safety and Confidentiality of clients and their details is paramount.

Empowerment: We empower people to get back on their feet. We give a 'hand up' – not a 'hand out'.

Rebecca

I met Rebecca on my first day at Daisyhouse. She had been at Daisyhouse for just over 2 years.

She told me that an opportunity to move to independent housing had come up about six months previously, but that it was in the same neighbourhood that her abusive husband lived so she could not take it.

Over the next four weeks, she slowly shared how she had come to Daisyhouse. She had been kept 'captive' by her husband for over 8 years. She was beaten, sexually assaulted and emotionally tortured.

Finally, one night, after years of abuse, she left, believing that if she did not he would kill her. She escaped to a Government funded women's refuge. After six months there she had to leave and she was referred to Daisyhouse.

When she arrived at Daisyhouse she was "broken" – her word. She told me that the pain in her soul was so deep she didn't think she could continue her life. Over the next two years with the support of the staff at Daisyhouse and the unique individually tailored Personalised Support Programme, she slowly rebuilt her life. She learnt how to soothe the pain. She learnt new skills – how to look after herself, how to pay her bills, her rent, and how to communicate with others. Rebecca learned to stand on her own two feet and live independently. She learned to respect herself. She began to realise that she was free.

In March 2014, I took Rebecca for a cup of coffee. As we walked back to the office, I told her I wanted to show her something nearby. We crossed the road and walked up to an apartment block. I handed her the keys and told her that this was her new front door – if she liked it. We went inside and for the next hour, tears of joy ran down her face while we measured windows and chatted about where her sofa would go, where her TV would go. Her sofa. Her TV.

This was now her home.


The first home where she did not have to live in fear.

This is what our work is for – why it is important. We take women whose lives often seem to be damaged beyond repair and give them a safe place and personalised support to rebuild their lives so they can move onto independent sustainable accommodation – stronger and happier, safe and free.

Daisyhouse gives these women a chance at a life. A life that so many others take for granted.

We currently do not receive any government funding and can only continue to support women like Rebecca with support from the public. Without it we will have to close our doors.

So I ask you – if *you* knew someone like Rebecca, wouldn't you want her to have somewhere like Daisyhouse to go to?



*“... the pain in
her soul was so
deep.”*



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“When people arrive at our door, most have not had a safe place to call home for months, maybe years.”

Foreword from the Chairman

People become homeless for a variety of reasons including addiction, domestic violence, sexual abuse, ill health, relationship breakdown, trafficking or loss of income etc. When this happens, they need time and space where they can recover from the trauma of their experience, feel safe and secure and, in time, move forward with their lives.

Daisyhouse provides this time and this space.

At the time of the Homeless Reconfiguration the then Board had to make a decision as to whether Daisyhouse should enter the Pathway Model or not. The Board spend a considerable amount of time debating and discussing the issue and what was best for our residents. They did not believe this model could work due to the lack of housing stock and the need for supported temporary accommodation which we provided.

The decision not to enter the Pathway Model resulted in Daisyhouse losing its state funding of approximately €95k per year. However the cost of adopting the Pathway model would have resulted in Daisyhouse no longer existing and our current residents being unable to stay in supported accommodation for more than six months which, for some is not enough time to get their life back. We believe our decision made then is justified, based on the number of people looking to enter Daisyhouse. In order for Daisyhouse to exist and expand into the future, we need to obtain state funding.

2014 saw the 25th Anniversary of the Foundation of Daisyhouse. Sr Una McCourtney started to work with women who were fleeing domestic violence in the late 1980's and realised there were limited services for these women. So with her sister, Eilish, Ita Kelly and Mary Robinson, she set about establishing a safe place for these women. A safe place they could call

home. In 1989 Daisyhouse Housing Association was born and 25 years on we continue to provide supported accommodation to single homeless women through our three houses and 12 apartments.

In 2014 The Hon. Mrs. Catherine Mc Guinness joined us as Patron, and Richardt Strauss, Leinster and Ireland Rugby player, joined as an ambassador. The need for our service is greater than ever and we are determined to expand our services through acquiring new property to allow us provide more supported accommodation to those facing homelessness. We have a committed Board and staff, and together with our partners and supporters – we will ensure that the services provided are to the highest standard.

We exist for our service users. In this report you will meet some of them – women who have overcome many challenges to start their lives again with our support. In 2014 we received no Government funding, and so we would ask you to help us to continue to make a difference to these women by supporting us.

When people arrive at our door, most have not had a safe place to call home for months, maybe years. We want to put that right. Please help us to continue to do so.

Finally, Daisyhouse would not be able to achieve any of this without its dedicated and committed CEO and Staff. Although they are a small team in number, their impact is great – the success stories you will read are testament to their passion, commitment and dedication to changing the lives of the women who find their way to Daisyhouse.

Thank you.

Paul Duignan
Chairman

Message from the CEO

Every day we are reminded how easily lives can fall apart. This happens for many reasons – some of the women we support have been beaten, raped, are recovering from addiction, have been trafficked into the country or have faced other crises that have contributed to their homelessness. Most who come to us, have experienced a combination of these.

They don't simply need a bed, they need a home – they need support, respect and care, time and a safe space. They need a chance. Over 18 months, through our combined Supported Temporary Accommodation and uniquely tailored Personalised Support Programmes and full Settlement Programmes, through time and space, respect and care, we support each woman in rebuilding her life, piece by piece. We empower them to move forward, to learn how to respect themselves so they can move on to safe sustainable independent living.

Many thousands of women face crises each year. We support a small, but important number of these women to get through these crises. Daisyhouse is one of the few organisations that provides these specifically tailored support programmes for 18 months in Dublin. We want to expand to help many more.

2014 was a year of change for Daisyhouse. We had many challenges. We saw some growth and had a year of small but hugely important achievements for, and in partnership with the users of our services.

Colette Byrne, Manager who had been with Daisyhouse for over 12 years, retired at the end of 2013 and passed the baton to me to continue to safeguard what Sister Una McCourtney had started 25 years earlier. Colette had played an integral part in keeping Sr Una's vision alive, a vision to break the cycle of homelessness through the Daisyhouse Personal Support Programme.

We celebrated our 25th Anniversary in the Mansion House in 2014, where The Hon. Catherine McGuinness and Chairman Paul Duignan presented the *Sr Una McCourtney Award for Outstanding Services* to Colette Byrne, Sr Mary McDermott and Tom O'Sullivan. Richardt Strauss, Leinster and Ireland Rugby Player also joined us in 2014 as an Ambassador.


All operational and strategic aspects of our business were reviewed. We consolidated and enhanced our services and put in place a 5 year strategy to ensure our services will be of the highest standard, and that we had the capacity to continue to grow. We added to our staff by employing a Senior Social Worker and a fulltime Fundraiser.

In 2014 Daisyhouse's three houses provided 15 individual supported units for women who were homeless. We also had 12 social housing apartments housing those who had moved through the Daisyhouse Personal Support Programme. Our properties are spread throughout Dublin 8 giving our residents and tenants a sense of belonging and a sense of community. Major renovations were undertaken on the majority of properties and the extensive work was carried out thanks to the support of our Community Employment Staff and wonderful Volunteers.

The increase in demand for our services continued. We received over 208 referrals from other Approved Housing Bodies, Homeless Charities and Government Departments during 2014 – on average four a week. We have seen a marked increase in the number of women who had fled their homes due to domestic violence, young women coming out of care and women coming out of treatment centres.

In most Government funded AHB's, the women can stay for a period of six months – after this they must move on. Many homeless women are not ready to move on after six months given the horrific challenges many of them have faced and are particularly vulnerable. Daisyhouse is one of the only organisations in Dublin which can enable these women to stay for up to 18 months.

By the end of 2014 we had provided Supported Temporary Accommodation and unique tailored Personalised Support Programmes to over 21 women. Many of them have been empowered to rebuild their lives and move on to independent sustainable living. We also provided outreach support services to 9 others.



*Under our roof, no one is a statistic, everyone is unique.
All they want is time to heal – all they want is a chance.*

Despite the challenges, there were a number of key highlights for our small team in 2014. Giving the keys of her first independent home to Rebecca and taking five other women who had also been through truly traumatic pasts, to their new homes were incredible moments for all of the team at Daisyhouse.

One of the highlights for me in 2014 was working with the women at Daisyhouse to raise the profile of our work – a truly humbling experience. Through their tremendous strength we were able to have their voices heard, on Radio, in the press and on Television. Our 'Faces of Homelessness' exhibition was launched by Roisin Ingle in December. This ran for three months in The Powerscourt Townhouse Centre and was made possible due to the braveness of the women who told their stories, David Cantwell our photographer and Mary Larkin from Powerscourt Townhouse Centre.

I want to take this opportunity to thank our wonderful partners, supporters and volunteers in 2014. You will never truly know the impact that you had on our small organisation and we cannot thank you enough. What you should know is that you have been part of a movement to change women's lives for the better. A movement to give these women a chance at a future, a chance at a life, one that so many take for granted. Thank you.

To our small but wonderfully passionate and committed team, I will never be able to thank you all enough for your continued dedication and endless belief that we can do this every day – despite the many hurdles! It is inspiring. Thank you.

To the Daisyhouse women, while you keep us on our toes, you keep us truly humbled by your strength and power.

For that we will always thank you.

Orla Gilroy
CEO

*“... any less valuable
than anyone else?”*

About Daisyhouse Housing Association

The History of Daisyhouse

Daisyhouse was founded by the late Sr Una McCourtney CSJP (1935-1996). Sr Una was Principal of a School in Washington State, USA for many years before returning to Ireland to work with people experiencing homelessness and women fleeing domestic abuse. With the help of the then Senator, and former President, Mary Robinson, her sister Eilish and Ita Kelly, a property was found in Dublin 8 and Sr Una opened up a new service for single homeless women.

Out of this experience, Daisyhouse was born in 1989. Through Sr Una's inspiration, Daisyhouse continues to offer a service that is non-judgmental, full of compassion and totally focused on the best interests of each individual homeless person we support and work with.

The name 'Daisyhouse'

The Daisy flower was the symbol that Sr Una chose to represent the new service for people experiencing homelessness. The Daisy is symbolic, because being 'rooted' and 'secure', it has potential for continued growth. The centre of the flower, containing daisy seeds, represents the individualism of the people we work with. The petals, reaching outward symbolise the embracing of new possibilities based on a sense of security, a feeling of confidence and a recognition of personal dignity and self-worth.



What we do

Daisyhouse provides specialist support competencies through uniquely tailored individual Personal Support Programmes and fully supported Settlement Service Programmes to 15+ women at any one time who are homeless in safe, single sex, drug and alcohol free houses, for 18+ month periods.

Through these combined services, Daisyhouse supports the women to start to rebuild their lives so they can move forward to independent, safe and sustainable living. We provide these services for 18 month periods or longer so they can break the cycle of homelessness and be empowered to move forward to independent sustainable living. We also provide them with a fully comprehensive resettlement programme.

There are very few organisations that provide these combined services. Due to the housing crises, the women can often be with us for a number of years as there are limited safe permanent homes to move to - we do not ask them to move on until their new safe home is secured.

We also provide support and Social Housing units to 12 others – seven women and five men who have all been through the Daisyhouse Personal Support Programme. We did, a number of years ago, provide supported accommodation in a separate unit for men who were homeless.

Funding

Daisyhouse Housing Association does not receive any Government funds. The Daisyhouse operational costs are covered by the nominal rents that are paid by residents and tenants. We are dependent on donations from the public, corporates, Trusts and Foundations etc to fund all support programmes for residents.

Governance

Daisyhouse Housing Association is an Irish Registered Charity, Charity Registration No.CHY 9669 and Approved Housing Body. It is a company limited by guarantee registered in Dublin, company registration No. 139811.

Board Members and the Chairman are volunteers and donate their time without payment. Daisyhouse Housing Association is committed to complying with and implementing the AHB Code of Governance and The Governance Code for Community, Voluntary and Charitable Organisations of Ireland. Daisyhouse Housing Association publishes its annual financial accounts on its website. They are prepared in accordance with UK best practice –*SORP (Statement of Recommended Practice). This will continue until the charities regulator sets statutory reporting standards for charities in Ireland. Daisyhouse Housing Association abides by Fundraising Ireland's Code of Professional Conduct. Daisyhouse complies with the Statement for Guiding Principles for Fundraising and formally discussed and adopted the Statement at a Board Meeting.

The Board of Daisyhouse practice The Governance Code's Principles of Good Governance through the following Principles:

Principle 1 Leading our organisation

We do this by:

1. Agreeing our vision, purpose and values and making sure that they remain relevant
- 1.2 Developing, resourcing, monitoring and evaluating a plan to make sure that our organisation achieves its stated purpose
- 1.3 Managing, supporting and holding to account staff, volunteers and all who act on behalf of the organisation.

Principle 2 Exercising control over our organisation

We do this by:

- 2.1 Identifying and complying with all relevant legal and regulatory requirements
- 2.2 Making sure there are appropriate internal financial and management controls
- 2.3 Identifying major risks for our organisation and deciding ways of managing the risks.

Principle 3 Being transparent and accountable

We do this by:

- 3.1 Identifying those who have a legitimate interest in the work of our organisation (stakeholders) and making sure there is regular and effective communication with them about our organisation
- 3.2 Responding to stakeholders' questions or views about the work of our organisation and how we run it
- 3.3 Encouraging and enabling the engagement of those who benefit from our organisation in the planning and decision-making of the organisation.

Principle 4 Working effectively

We do this by:

- 4.1 Making sure that our governing body, individual board members, committees, staff and volunteers understand their: role, legal duties, and delegated responsibility for decision-making
- 4.2 Making sure that as a board we exercise our collective responsibility through board meetings that are efficient and effective
- 4.3 Making sure that there is suitable board recruitment, development and retirement processes in place.

Principle 5 Behaving with integrity

We do this by:

- 5.1 Being honest, fair and independent
- 5.2 Understanding, declaring and managing conflicts of interest and conflicts of loyalties
- 5.3 Protecting and promoting our organisation's reputation.

We confirm that our organisation is committed to the standards outlined in these principles.

We commit to reviewing our organisational practice against the recommended actions for each principle every year.

Board as at October 2015

Paul Duignan Chairman Joined March 2008

Mary Bradley Secretary Joined July 2010

Deirdre Ward Joined February 2012

Brid Clarke Vice Chair Joined April 2012

Mark Brennock Joined July 2014

Donie Wiley Joined July 2014

Ruth Richardson Joined July 2014

Linda Hall Joined July 2015

Sarah

“My name is Sarah. I was homeless through domestic violence, poverty and addiction. When I was homeless, I felt less than a human being. I slept in broken down cars, stairways and parks. I have experienced hopelessness on an unimaginable scale. I remember sitting in a doorway one time, cold, hungry and very alone. I watched people go by me knowing where they were going and had homes to go to, just passing me by. I remember looking at a dog passing me by with its owner and I felt less than an animal. I felt that dog had a home, food and warmth. The dog was more important than me to my fellow human beings. I was very vulnerable and scared especially being a woman homeless. I was in fear constantly of being raped and abused. I found Daisyhouse through addiction recovery circles which changed my life. I came to Daisyhouse a very broken young woman with a lot of trauma. Daisyhouse gave me safety. For the first time in my life, I felt safe. it was a new experience. I then began to grow as a person through encouragement and nurture from the staff at Daisy. I began to experience joy and self worth. I have a safe place to develop as a person and human being. thanks to Daisyhouse and all the staff I am now in college, achieving my dreams and gaining the ability to stand on my own two feet. The encouragement and nurture is a new language for me from self loathing and put downs to love and kindness and knowing I’m worth everything as much as the next person is. Thanks you so much Daisyhouse.”

“... I felt less than a human being.”





*“... I began to
experience joy
and self worth.”*



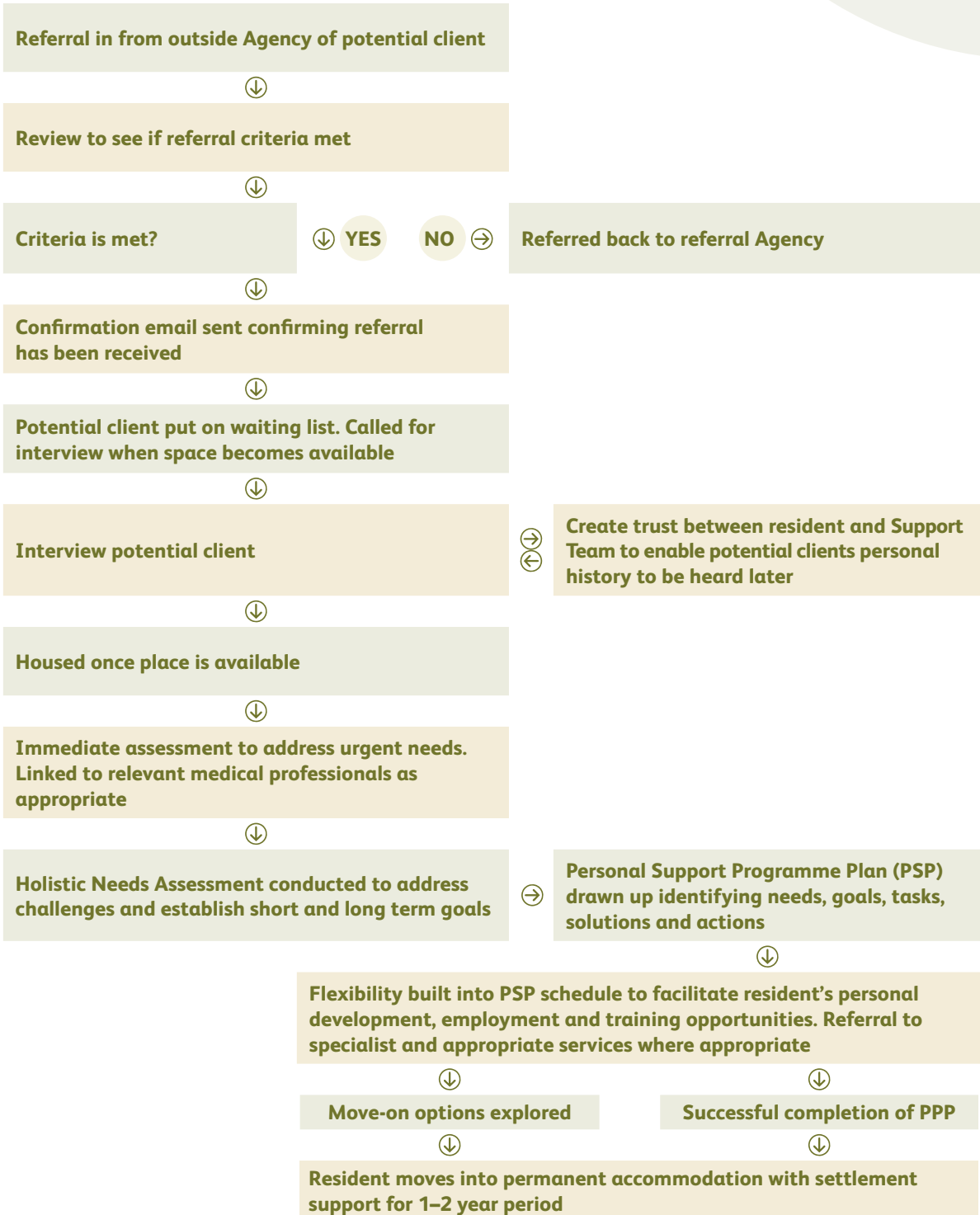
Our Support Services

The Daisyhouse Approach

As we all know, the provision of a place to live is just one piece of the overall jigsaw of services that makes a difference for our women. In Daisyhouse it is the unique female only accommodation, drug and alcohol free environment, on-going support and the time that residents receive, that plays a crucial role in their ability to rebuild their lives and move on to independent, sustainable lives.

We believe in, and practice a people first, client centred, led humanistic approach. Personalised Support Programmes (PSP), using a combination of models, are put in place to enable residents to move forward to independent lives. We offer on site and off site support in a flexible manner to suit the needs of each resident.

Daisyhouse provides specialist support competencies through uniquely tailored individual Personal Support Programmes and fully supported Settlement Service Programmes to 15+ women at any one time who are homeless in safe, single sex, drug and alcohol free houses, for 18+ month periods. These combined services provides emotional and practical support to prevent them from becoming homeless again. Through the support Daisyhouse provides, the women are empowered to do more for themselves and take control of their lives. They are encouraged and supported in developing their capacity to live independently in the future.



The Daisyhouse Housing Association Personal Support Programme

The women/clients who come to Daisyhouse have a varying range of needs. Some needs are low level but the majority are medium to high, complex needs. Daisyhouse provides clients with a place where they can feel safe and call home, a place where they can reinstate, develop their personal confidence and self-respect, enabling them to cope again with life, empowering them to slowly rebuild their lives.

Daisyhouse works with and supports each client to empower them to achieve their potential for personal independence. The Daisyhouse Personal Support Programme is accompanied by realistic and practical actions that the client reviews on a weekly basis with the Senior Social Worker and/or Support Worker.

Clients come to us through referrals from other agencies i.e. other Approved Housing Bodies (AHB's), County Councils, Voluntary & Charitable Agencies, HSE, Tusla, Probation Services, Drug Task Force, Hospitals, Women's Refuges etc. Most are government funded.

The Support Team at Daisyhouse assess that all criteria are met, i.e. clients are drug and alcohol free for at least six months, have no history of violence towards others and have registered as homeless with Dublin City Council. Applicants fulfilling application criteria are then interviewed by the Support Team. Successful applicants are then placed on a waiting list until an appropriate unit is available. This can often take up to a year if not longer for spaces to become available.

On arrival at Daisyhouse, residents are provided with an in-depth Holistic Needs Assessment by the Senior Social Worker/Support Worker in order to establish the level of their individual needs. This enables a tailor-made and unique holistic Personal Support Programme to be devised for each individual resident. The Support Team and the resident then identify the path that will enable the resident to move forward with their life and move to sustainable independent living.

Each programme includes but not limited to:



The Senior Social Worker assesses all cases and together with the Support Worker provides ongoing advice, advocacy and information to clients. Clients in need of specialist support example mental health or physical health needs are connected with and referred to the appropriate services.

Through the Personal Support Programme Daisyhouse residents are:

- Encouraged to examine and explore the issues which may have contributed to their homelessness
- Empowered to do more for themselves
- Helped and supported to develop their capacity to live independently so that when they are housed on a long-term basis, they will need little or no support.

Women's Programme

A Women's Programme was established in 2014. The objective of The Women's Programme was to provide an outlet that enables them to make contact with each other, support each other, share their experiences and enables them to experience activities, have access to activities they may not have had before. This has proved to be very successful and new friendships and support units have been created and built.

Resettlement & Outreach

We offer a full move on and resettlement service to the women. Daisyhouse works closely with Homeless Services in DRHE, other Approved Housing Bodies and Local Authorities to secure safe, suitable, accommodation for the permanent accommodation for clients. A settlement service is provided to clients when they move onto long term accommodation and support continues to be provided for up to one or two years or as needed.

The resettlement support includes everything from making approaches to secure the accommodation to the viewing, signing of documents, setting up of utilities, purchasing of furniture etc if need be, getting to know the local area, identifying new doctors and other supports (NA/AA) in the communities etc.

This outreach support is provided, where practicable, for exiting residents up to 1 to 2 year, in a flexible manner to suit the needs of the residents/tenants.



Our Residents – more than a statistic

The women who come to us are someone's sister, someone's mother, someone's grandmother. They are Aunties, step-sisters, friends. They have been to hell and back and Daisyhouse is, for many of them, the only chance they have of a safe future.

Being Heard

Without Daisyhouse, many of the women who come to us would not have their voices heard. They need support tailored to their needs so they can move forward in their lives.

In many ways, homeless statistics hide the faces of the real people behind homelessness – the woman fleeing years of abuse from a violent husband, the young woman with her leaving certificate who has been thrown out by his mother's new partner, the mother caught in a cycle of abuse and drug addiction.

These are real people. They live at Daisyhouse.

Referrals into Daisyhouse

The increase in demand for our services continued in 2014. We received approximately 4-5 referrals per week in 2014 from other Approved Housing Bodies, Homeless Charities and Government Departments over the year. There was a marked increase in the number of women who had fled domestic violence, young women coming out of care and women coming out of treatment centres.

Others are homeless due to relationship breakdown, loss of income, mental or physical health problems, whereas some have been trafficked into the country, some are ex-prisoners and many have come out of addiction.

IN 2014

85% of the women who came to us had faced numerous challenges.

83% of these women have been raped.

83% of these women have been victims of domestic abuse.

22% were sexually abused as children. We know this figure is higher.

Quite a number have children in care – by rebuilding their own lives, they give their children a future.

All of these women are fighters. They are fighting to rebuild their lives, to move forward, to start over. We are fighting with them. Empowering them to do this. Giving them, and ensuring that they have the skills to do this. Enabling them to move forward, to be free from their pasts and to move onto live sustainable independent lives.

Resettlement 2014

Number of people supported into long-term accommodation

Total No. of move-ons:



6

To:



2

Daisyhouse
Property

0



Local
Authority



2

Other
Housing
Association

2



Private
Rented
Sector

2^{YRS}

Average length of stay
(for residents who moved on in year)

100%

Successful in maintaining accommodation
(and not becoming homeless again)





The Impact of what we do



*“I’m still recognising
that I am safe.”*

Elayne

“Services that are involved in the clients life appeal to me because it’s the only approach that has ever worked for me thus far. I have steadiness in having a resource that is a natural part of my life. Not my new life... my revived original life... restored back to it’s natural state with the aid of my placement in a service which knows the balance & measure required. How’s does it know?... it offers me its time. I don’t just receive information... I’m not just blindly treading a system anymore with fingers crossed... I’m actually guided from a distance which creates enough trust in my capability to process my own self belief and sense of esteem. Not only a ‘hands on’ interpretation of offering security & promising results... not just practical.. but rooted in warmth & familiarity with Who I Am as a person. A body that meets me where I am at on a daily basis and adjusts according to what is necessary for the best outcome through decision making and choice... but also creates discipline & structure as an appealing addition to rebuilding my life. Nowadays... I’m here. I’m present. I’m capable. I’m safe. I’m still recognising that I am safe. It is through

the process of repetition and gentle encouragement of healthy routine & regularity that helps me to build my own foundations emotionally, mentally, socially & morally. Invites me back into the greater community. Redefines my identity. I have noticed & felt the careful process of consistent presence and I experience this as the bedrock for attaining independence more valuable to me now than ever before. Daisy is not a sore word on my palette, n’or cold or mechanical. It’s familiarity, hopeful, hard work, gratifying. Belonging. Trusting. Honest. Freedom to be free. Not only is the service beneficial to me in the fundamental sense of keeping me secure physically; warm, dry, a place to rest and have privacy... it’s an integral part of recovering from the state of mind of homelessness. It’s reinforcing my respect for society at large. I belong to community once again because I relearned & keep learning that here. The faster the better... the less damage is done... the quicker I can participate in not only existing, surviving but in living and being involved in life fully. Daisy helped me desire this again.”



*“... I feel I can
live again”*

Louise

My name is Louise Davy. I am 22 years old I have been in and out of homelessness since I was 14 – my drink/ drug addiction got in the way. I left school at a very young age. I lost everything family friends... my life was very unmanageable. I was in and out of hostels some nights - you wouldn't get a bed – you would be handed a sleeping bag and left out on the street for the night. At that time I started linking in with the services such as Merchants Quay, Anna Liffey and Coolmine. I eventually got into coolmine after a long wait. I was broken after coming from domestic violence. I had no confidence or self-esteem. I couldn't make eye contact. Being there gave me the strength and courage that life

was worth living. It gave me the skills to communicate with people. I was a child going in there I came out an adult. When I heard about Daisyhouse I applied straight away. It took me 18 months to get in there but it was worth the wait. Its a place you feel safe you have a key to your own front door – something I never had. I never had somewhere to call home. Now that I have I would not change it for the world. You get one to one sessions and a counsellor comes in from outside to help you with your issues. I would recommend it to anyone. It has changed my life. I feel I can live again and the support you get off the girls is brilliant.

Olivia

My name is Olivia, I had gone through 18 years in drug addiction and ended up in prison. I decided to take control of my life and get clean, that started with going to treatment.

When I came out of treatment I moved into a transitional house which is only for six months, this put lots of pressure on me as I didn't have money for deposits for renting. A friend of mine told me about Daisyhouse Housing Association and I applied. I went for interview and I fitted the criteria but a place was not available. This had me so stressed, I had to move in with a family member until a place came up.

I was so relieved when I got the call to say I had a place. Since coming to Daisyhouse, I have had an opportunity to call somewhere my own home. Lots of good things are happening, like college and other things I wouldn't have been able to achieve if I didn't have a stable home.

The team at Daisy are so caring and helpful and I'm so grateful.

“... I decided to take control of my life.”





“Being able to live independently is a big achievement for me.”

Mandy

My name is Mandy Cotter and I am 34 years of age and have six children. Before coming to Daisyhouse my life was unmanageable. I had lost everything, the ability to be a mother, sister and daughter. Drugs and alcohol destroyed me as a person. It left me homeless. My children went into the care of the H.S.E. The time I have spent in Daisyhouse has been amazing. The support I have got from staff and the other women in the house to help me rebuild my life, I will be ever so grateful to them. Being able to live independently is a big achievement for me. I will never have to go back to

the streets. The skills I have learned since coming here, being able to cook, pay rent, have a clean house, also to communicate with other women and to stay alcohol and drug free. I have great things happening in my life. I get to see my six kids every week. I have my brothers and sisters back in my life. I am doing a day program and I have a chance to be a mother again. Without the support of Daisyhouse I don't think I could manage all of this by myself, it has been the best decision I have ever made.

Challenges and Achievements

The Challenges

The challenges in the not for profit sector are many. The challenges in the area of homelessness are not only many – they are also complex.

Funding

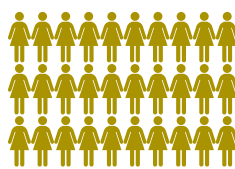
Our greatest challenge is funding. We urgently need core Government Funding to sustain our services and enable us to grow to meet the growing need we see every day.

The women who come to us are referred in from government funded agencies, charities, government departments etc. Current Government Policy, 'The Pathway to Home Model', states that people can only stay for six months in a government funded unit. At the end of these six months, these people must move on. Many come to us where we support them without Government funding.

In the past Daisyhouse received a small grant from the Department of the Environment but this funding ended in 2011. Under the reconfiguration of homeless services by Government, supported temporary housing such as provided by Daisyhouse, was deemed no longer necessary. For Daisyhouse this meant a loss of €98,000 per year.

Lack of Government funding means that our current sustainability is dependent on the small rent that each resident and tenant pays, and individual donations. This is not viable in the long term. These rent payments are themselves also a challenge as not all residents/tenants pay either their rent or their bills on time or at all.

2014 Costs for fully supported, maintained, safe and secure accommodation for 18+months/ longer, plus uniquely tailored Personal Support Programmes and aftercare.



30

Number of People Fully Supported in 2014



€326,005

Overall Cost for 2014 for 30 People



€10,866.83

Cost for 1 Person for 12 months



€905.57

Cost for 1 Person for 1 month



€208.98

Cost for 1 Person for 1 week



€29.77

Cost for 1 Person per day

Resettlement & Move-On Accommodation

The shortage of accommodation is a double-edged sword for Daisyhouse. Without move-on accommodation, the women who have worked so hard to move forward from their past traumas, have nowhere to go to. They are in limbo.

This presents other challenges for Daisyhouse as the waiting list for women to move into our services is ever increasing – because there is limited accommodation to move on to, we are unable to offer accommodation to those on waiting list who need it.

At Daisyhouse, the women stay with us until they are able to live independently and find a safe permanent home – this can take much longer than necessary due to the lack of appropriate safe move on housing. They stay with us until their new safe permanent accommodation is found.

Safety to Staff and Residents

Essential to our work is the safety of all staff and residents. A review of the security systems identified the need for a system upgrade. This was implemented. This safety is often challenged and it is only through the diligence of the Daisyhouse Staff and the collaboration of all residents that no major incidents occurred.

We would like to thank the Gardai of Kevin Street for this continued support.

Achievements

In 2014 we had a 100% success rate in preventing people from relapsing into homelessness or addiction.

Andrea provides just one example of the regular successes we experience with individual service users. At the beginning of 2014 we secured Andrea her first home. Before she came to us “life was a living hell”, she says. One of her earliest memories was hiding under the bed as her mother lay dying, trying to escape from Social Workers there who had arrived to take her into care. At 15 she took up with the man who later became her husband – the man who for the next 32 years beat her so badly she thought she would die. “I remember my baby daughter crying while I was getting beaten off the wall – I screamed a prayer to my mother “Mammy help me!”, “Your Ma can’t help you, your Ma’s dead” was his reply.

At the beginning of 2014 we secured Andrea her first home.

Five years ago, Andrea left her husband with no money, no support from family. She was referred to Daisyhouse through a women’s refuge. We were able to offer her a safe place to live and the tailored Personal Support Programme she needed to take her life back after decades of physical violence and mental torture.

Andrea was one of six of our women who, by the end of 2014, had moved on to independent living. They moved back into the community, many reuniting with family members, attending college or starting work.



“life was a living hell”



Housing Management Overview

Properties

By the end of 2014 Daisyhouse had three houses in Dublin 8 containing 15 units providing Supported Temporary Accommodation to single homeless women. We also have 12 apartments providing permanent independent social housing living for seven women and five men.

In January a review of maintenance needs was conducted and a structured maintenance plan implemented that has seen the renovation of all properties. Renovation costs have been kept to a minimum as the Community Employment Scheme staff have conducted the majority of this renovation work together with volunteers from John Player and Ernst and Young

We are committed to health and safety. All units are fitted with smoke alarms (tested regularly), carbon monoxide alarms, fire blankets and fire extinguisher. Each room also has 'in the case of an emergency guidelines'. Fire drills are regularly conducted.

Security was tightened with the introduction of infrared CCTV cameras, new locks on the doors and all windows serviced and keys replaced.

A number of boilers were replaced throughout the properties as were a number of white goods.

Feedback from residents is essential to us and twice a year a Feedback form is distributed. The daily access that staff has to residents and residents to staff, ensures that we are always informed of any matters that arise that need dealing with.

Maintenance

100%



100% of all urgent maintenance calls were dealt within 24 hours

100%



100% of all maintenance calls that needed attention within a week were dealt with on time.

100%



100% of all maintenance calls that needed attention within a month were dealt with on time.

100%



100% of all maintenance calls that needed attention within a month were dealt with on time.

20%



20% of Annual Rent income is used as our sinking fund for the maintenance of our properties.

Helen

Before Daisyhouse, I found myself in stressful accommodation. I was not able to relax. So I applied to DHA and since coming here I have been able to be more relaxed here, I am able to take care of myself better. It has given me the space to take time out and come into my own. It has given me time to reflect on my life and think about where I am going.

Mostly, since coming here, I have been able to look after my health. I had contracted Hep C in the 80s through my drug addiction and had attempted to do the treatment for the Hep C 5 years previous but only lasted around four months. But to date, I am on the treatment 9 months, it takes 11 months in total, the help and support that I get here helps me. Daisyhouse is a safe place to live.

“... the help and support that I get here helps me.”





Raising Awareness

For 24 years, Daisyhouse worked under the radar. In 2014 we sought to develop a higher profile both to advocate for and raise awareness about the challenges faced by our service users and women like them, and to raise funds. Our logo was refreshed as was our stationary and overall branding.

A proactive communications media plan was put in place to enhance and raise awareness of Daisyhouse and the work that we do. A fundraising plan ran in conjunction with this. Our social media activities reached over 200,000 people at its peak.

We received media coverage from The Herald, The Irish Times, The Big Issue, TV3, Dublin City Radio, The George Hook Show on NewsTalk, The Last Word on Today FM, RTE 1's Sean O'Rourke Show, and Dublin West Access Radio. We extend our sincerest thanks to everyone involved in the writing and production of the articles, radio and television shows.

Our sincerest thanks to Catherine McGuinness and Richardt Strauss for all their support in raising awareness for us in 2014.

Daisyhouse worked with Lands End Media to produce a video that tells the stories of two former residents. The strength of these women is immense – inspiring. We hope that you will take some time to look at this short video. The Video was featured on a number of prominent film and media websites.

Challenging Stereotypes

In December we held our first Photographic Exhibition – 'Faces of Homelessness'.

The purpose behind the Exhibition was to challenge the stereotypical image of what a homeless person looks like. This image tends to be a man in dirty clothes, no shoes, a sleeping bag, a door way.

We wanted to highlight the fact that women are homeless too. Ordinary women - women who, due to a traumatic past have ended up homeless. But these women are 'fighters'. They are fighting to leave homelessness behind them and are rebuilding their lives with the support of Daisyhouse.

Through his camera lens, David Cantwell, Photographer, captured the essence of six brave women who told their stories. With the support of Mary Larkin and The Powerscourt Town House Centre, the exhibition was launched in December by Roisin Ingle of The Irish Times and ran for over eight weeks.

The support and involvement of everyone in this project made the end of the year, truly special for us all.

“These women are inspirational, intelligent and funny – all they want is a chance. We give them that chance and the space and time to rebuild their lives.”

faces of homelessness

The purpose behind the Exhibition is to challenge the stereo typical image of what a homeless person looks like. This image tends to be a man in dirty clothes, no shoes, a sleeping bag, a door way. We wanted to highlight the fact that women are homeless too. Ordinary women - women who, due to a traumatic past have ended up homeless. But these women are 'fighters'. They are fighting to leave homelessness behind them and are rebuilding their lives with the support of Daisyhouse. Our support enables them to move onto independent living, leaving the traumas of their past behind them forever and giving them freedom – freedom they have always longed for and deserve. These women are inspirational, intelligent and funny- all they want is a chance. We give them that chance and the space and time to rebuild their lives. Please take time to read their stories.

Photographs by David Cantwell Photography F.I.R.P.A QEP
www.davidcantwellphotography.com

faces of homelessness

Exhibition runs from
 1/12/2014 - 13/12/2014

This exhibition will show the faces of homelessness that people don't normally see.



The Courtyard Gallery
 Powerscourt Townhouse
 Dublin 2, South William St.

People become homeless for a variety of reasons including domestic violence, abuse, addiction, ill health, human trafficking, relationship breakdown or loss of income. When this happens, they need a 'space' where they can recover from the trauma of their experience, feel safe and secure and, in time, move forward with their lives. **Daisyhouse provides such a space.**

www.daisyhouse.org

faces of homelessness

Exhibition runs to
 January 2015

This exhibition will show the faces of homelessness that people don't normally see.



People become homeless for a variety of reasons including domestic violence, abuse, addiction, ill health, human trafficking, relationship breakdown or loss of income. When this happens, they need a 'space' where they can recover from the trauma of their experience, feel safe and secure and, in time, move forward with their lives. **Daisyhouse provides such a space.**



SAFE

STORIES FROM DAISYHOUSE



DAISYHOUSE
supporting women out of homelessness
www.daisyhouse.org

Our support enables them to move onto independent living, moving forward from their past traumas and giving them freedom – freedom they have always longed for and deserve.

Volunteer Engagement

We dramatically increased our volunteer engagement this year. Our deepest thanks to everyone who helped us achieve so much in 2014. There is such a long list of you and we want you to know that we would not have been able to achieve so much without you.

Donor Engagement: we were also able to begin to increase our donor engagement this year. This was in tandem with the raising awareness that we conducted.

Partnerships

Daisyhouse works proactively with Government Departments, The Irish Council of Social Housing, Approved Housing Bodies, Charitable Organisations and local Dublin County Councils in a bid to find suitable move on homes for the women residing at Daisyhouse. We also liaised with Dept. of Environment and the Dublin Regional Homeless Executive. We continue to develop and strengthen strategic partnerships with a variety of homeless service providers, AHB's, NGOs, Government Departments, community-based organisations, volunteers, members of the public and Corporations.

Patron and Ambassador

The Hon. Catherine McGuinness and Richardt Strauss (Leinster and Ireland Rugby Player) joined us in 2014 as Patron and Ambassador respectively.

Human Resources

During the review it was clear that Daisyhouse had limited staff resources. This meant that operational activities with regard to support services, administration and fundraising were restricted. Full time/qualified professionals in the Administration, Support and FR departments were recruited. By the end of 2014 Daisyhouse had 5 full time staff.

Despite the many changes, our greatest asset, our staff, embraced these and were an integral part of the new growth and the vision to move forward.

Community Employment Scheme

Daisyhouse benefits from the FAS/Community Employment Scheme. In 2014 we had up to 7 part-time workers on placement under the scheme. Workers who are part of the scheme are not employed directly by Daisyhouse but are governed by its policies and procedures. They provided us with a comprehensive skill base.



As part of our **25th Anniversary celebrations in 2014**, The Hon. Catherine McGuinness and Chairman Paul Duignan presented the **Sr Una McCourtney Award for Outstanding Services** to Colette Byrne, Sr Mary McDermott and Tom O'Sullivan.

Please visit www.daisyhouse.org to view the video



Financial Report

**Daisyhouse Housing Association Limited
Directors' Report and Financial Statements
for the year ended 31 December 2014**

Company Number: 139811

Daisyhouse Housing Association Limited

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Daisyhouse Housing Association Limited

DIRECTORS' AND OTHER INFORMATION

| | |
|---|---|
| Directors | Paul Duignan Mary Josephine Bradley Deirdre Ward Brid Clarke Colm Swords (Resigned 7 October 2014) Brendan Gillen (Resigned 8 September 2014) Daniel Joseph Wiley (Appointed 14 July 2014) Mark Brennock (Appointed 14 July 2014) Ruth Richardson (Appointed 14 July 2014) Noel Joyce (Appointed 14 July 2014) Grainne Madden |
| Company Secretary | Mary Josephine Bradley |
| Company Number | 139811 |
| Registered Office and Business Address | 6 Emor Street Portobello Dublin 8 Ireland |
| Auditors | Byrne Curtin Kelly Certified Public Accountants and Statutory Audit Firm Suite 4 & 5 Bridgewater Business Centre Conyngham Road Islandbridge Dublin 8 |
| Bankers | Allied Irish Banks plc. 61, South Richmond Street. Dublin 2. |
| Solicitors | Ryan Solicitors 46 Harrington Street, Dublin 8 |
| CHY No | 9669 |
| CRA No | 20024185 |
| Patron | The Hon Catherine McGuinness |
| Ambassador | Richardt Strauss Ireland and Leinster Rugby Player |

Daisyhouse Housing Association Limited

DIRECTORS' REPORT for the year ended 31 December 2014

The directors present their report and the audited financial statements for the year ended 31 December 2014.

Principal Activity

The principal activity of the company is as a registered charity and Approved Housing Body that provides Supported Temporary Accommodation with uniquely tailored individual Personal Support Programmes to people who are homeless so they can break the cycle of homelessness and be empowered to move forward to independent sustainable living. We also provide them with a fully comprehensive resettlement programme.

The Company is limited by guarantee not having a share capital.

Principal Risks and Uncertainties

As the company is a registered charity it is heavily reliant on grants and donations in order to ensure its survival. If these revenue streams were to reduce Daisyhouse Association Limited would struggle to continue.

Financial Results

The deficit for the year after providing for depreciation amounted to (140,225) (2013 - (37,625)).

Governing Document

Daisyhouse Housing Association Limited is a company Limited by Guarantee, governed by a Memorandum and Articles of Association and is a registered charity. The day to day operations are managed by a CEO and the overall Governance by a voluntary Management Board.

Reserves Policy

The trustees have examined the charity's requirements for reserves in light of the main risks to the charitable company. They have established a policy whereby the unrestricted funds not committed or invested in tangible assets held by the charitable company should be between 3 and 6 months expenditure. The reserves are needed to meet the working capital requirements of the charity and the management committee is confident that at this level it would be able to continue the current activities of the charity in the event of a significant drop in funding.

The charity's policy is to retain a level of €150,000 reserves which matches the needs of the organisation, both at a current time and in the foreseeable future. The reserves required should be sufficient to meet committed grant expenditure and the running costs for a period equivalent to six months annual expenditure. The charity will continue to monitor compliance with this policy on a regular basis and the Board will review the appropriateness of the policy annually.

Directors

The directors who served throughout the year, except as noted, were as follows:

Paul Duignan
Mary Josephine Bradley
Deirdre Ward
Brid Clarke
Colm Swords (Resigned 7 October 2014)
Brendan Gillen (Resigned 8 September 2014)
Daniel Joseph Wiley (Appointed 14 July 2014)
Mark Brennock (Appointed 14 July 2014)
Ruth Richardson (Appointed 14 July 2014)
Noel Joyce (Appointed 14 July 2014)
Grainne Madden

In accordance with the Articles of Association, the directors retire by rotation and, being eligible, offer themselves for re-election.

Future Developments

The company plans to continue its present activities. Employees are kept as fully informed as practicable about developments within the business.

Post Balance Sheet Events

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

Auditors

The auditors, Byrne Curtin Kelly, have indicated their willingness to continue in office in accordance with the provisions of Section 383(2) of the Companies Act, 2014.

Governance

We comply with the Governance Code for community, voluntary and charitable organisations in Ireland. We reviewed our organisation's compliance with the principles in the Code. We based this review on an assessment of our organisational practice against the recommended actions for each principle. Our review sets out actions and completion dates for any issues that the assessment identifies need to be addressed. We comply with the Charter of Commitments of Approved Housing Bodies.

Daisyhouse Housing Association Limited

DIRECTORS' REPORT for the year ended 31 December 2014

Accounting Records

The directors acknowledge their responsibilities under Section 281 to Section 285 of the Companies Act 2014 to keep adequate accounting records for the company.

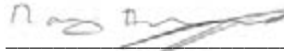
The accounting records of the company are kept at the registered office and principal place of business.

Signed on behalf of the board



Paul Duignan
Director

Date: 12/10/15.....



Mary Josephine Bradley
Director

Date: 15/10/15.....

Daisyhouse Housing Association Limited

STATEMENT OF DIRECTORS' RESPONSIBILITIES

for the year ended 31 December 2014

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Certified Public Accountants in Ireland.

Irish company law requires the directors to prepare financial statements giving a true and fair view of the state of affairs of the company and the surplus or deficit of the company for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with Irish Generally Accepted Accounting Practice (accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Certified Public Accountants in Ireland and Irish law).

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

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- 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 keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2014. 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.

Signed on behalf of the board



Paul Duignan
Director

Date: 12/10/15.....



Mary Josephine Bradley
Director

Date: 15/10/15.....

Daisyhouse Housing Association Limited

INDEPENDENT AUDITOR'S REPORT

to the Members of Daisyhouse Housing Association Limited

We have audited the financial statements of Daisyhouse Housing Association Limited for the year ended 31 December 2014 which comprise the Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement, the Accounting Policies and the related notes. The financial reporting framework that has been applied in their preparation is Irish law and accounting standards issued by the Financial Reporting Council (Generally Accepted Accounting Practice in Ireland).

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.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with Irish law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practice Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' Report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

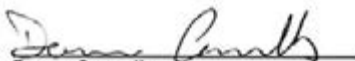
- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2014 and of its results for the year then ended; and
- Have been properly prepared in accordance with Generally Accepted Accounting Practice in Ireland and in particular with the requirements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

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.

Matters on which we are required to report by exception

We have nothing to report in respect of the provisions in the Companies Act 2014 which require us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by Sections 305 to 312 of the Act are not made.



Darren Connolly
for and on behalf of
BYRNE CURTIN KELLY
Certified Public Accountants and Statutory Audit Firm
Suite 4 & 5
Bridgewater Business Centre
Conyngham Road
Islandbridge
Dublin 8

Date: 15/10/15

Daisyhouse Housing Association Limited
STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)
for the year ended 31 December 2014

| | Notes | Unrestricted € | Designated And Restricted € | Total € | 2013 |
|--------------------------------|-------|-------------------|--------------------------------------|------------|-----------|
| Income from | | | | | |
| Charitable activities | 2 | 168,851 | 9,223 | 178,074 | 206,431 |
| Expenditure on | | | | | |
| Raising funds | 3 | (48,229) | - | (48,229) | (5,053) |
| Charitable activities | 3 | (266,805) | (9,223) | (276,028) | (246,894) |
| Other | 3 | (1,748) | - | (1,748) | (2,176) |
| Net expenditure | | (316,782) | (9,223) | (326,005) | (254,123) |
| Investment Income | | 7,706 | - | 7,706 | 10,067 |
| Net movement on funds | | (140,225) | - | (140,225) | (37,625) |
| Reconciliation of funds | | | | | |
| Funds brought forward | | 603,782 | - | 603,782 | 641,407 |
| Net Movement of funds | | (140,225) | - | (140,225) | (37,625) |
| Transfer between funds | 12 | (177,350) | 177,350 | - | - |
| Closing Funds | | 286,207 | 177,350 | 463,557 | 603,782 |

The notes on pages 11 to 16 form part of the financial statements

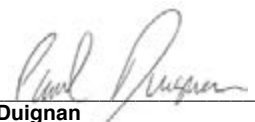
Daisyhouse Housing Association Limited

BALANCE SHEET

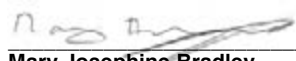
as at 31 December 2014

| | Notes | 2014 | 2013 |
|---|-------|--------------------|-------------|
| Fixed Assets | | | |
| Tangible assets | 6 | 2,936,251 | 3,003,842 |
| Current Assets | | | |
| Debtors | 7 | 3,680 | 5,750 |
| Cash at bank and in hand | | 421,243 | 560,638 |
| | | 424,923 | 566,388 |
| Creditors: Amounts falling due within one year | 8 | (43,871) | (46,409) |
| Net Current Assets | | 381,052 | 519,979 |
| Total Assets less Current Liabilities | | 3,317,303 | 3,523,821 |
| Government grants | 10 | (2,853,746) | (2,920,039) |
| Net Assets | | 463,557 | 603,782 |
| Reserves | | | |
| Designated and Restricted Funds | 12 | | - |
| Unrestricted Funds | 12 | 463,557 | 603,782 |
| Members' Funds | 13 | 463,557 | 603,782 |

Approved by the board on Date: 12/10/15..... and signed on its behalf by



Paul Duignan
 Director



Mary Josephine Bradley
 Director

The notes on pages 11 to 16 form part of the financial statements

Daisyhouse Housing Association Limited
CASH FLOW STATEMENT for the year ended 31 December 2014

| | Notes | 2014 | 2013 |
|--|-------|-----------------------|-----------------------|
| Net cash outflow from operating activities | 17 | (138,488) | (30,509) |
| Capital expenditure and Government grants | 17 | (907) | - |
| Movement in cash in the year | | <u>(139,395)</u> | <u>(30,509)</u> |
| Reconciliation of net cash flow to movement in net debt (Note 17) | | | |
| Movement in cash in the year | | (139,395) | (30,509) |
| Net funds at 1 January 2014 | | <u>560,638</u> | <u>591,147</u> |
| Net funds at 31 December 2014 | | <u><u>421,243</u></u> | <u><u>560,638</u></u> |

Daisyhouse Housing Association Limited

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2014

1. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014. They comply with the financial reporting standards of the Financial Reporting Council, as promulgated by the Institute of Certified Public Accountants in Ireland. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Fund accounting policy

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

Restricted funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

Designated funds are unrestricted funds set aside at the discretion of the trustees for specific purposes.

Incoming resources

Donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Deferred income represents amounts received for future periods and is released to incoming resources in the period for which, it has been received. Such income is only deferred when:

- The donor specifies that the donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment income is recognised on a receivable basis.

Income from charitable activities includes income recognised as earned (as the related goods or services are provided) under contract or where entitlement to grant funding is subject to specific performance conditions. Grant income included in this category provides funding to support programme activities and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Resources expended

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to the expenditure. All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs

Governance costs include costs of the preparation and examination of the statutory accounts, the costs of trustee meetings and the cost of any legal advice to trustees on governance or constitutional matters.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible fixed assets, less their estimated residual value, over their expected useful lives as follows:

| | | |
|----------------------------------|---|-------------------|
| Land and buildings freehold | - | 2% Straight line |
| Fixtures, fittings and equipment | - | 10% Straight line |
| Furniture | - | 10% Straight line |

The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable income for the year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable income and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Daisyhouse Housing Association Limited

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2014

continued

Government grants

Capital grants received and receivable are treated as deferred income and amortised to the income and expenditure account annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the income and expenditure account when received.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions, during the year, which are denominated in foreign currencies are translated at the rates of exchange ruling at the date of the transaction. The resulting exchange differences are dealt with in the income and expenditure account.

2. Incoming resources From charitable activities

The income for the year has been derived from:-

| | Unrestricted | Restricted | Total | 2013 |
|---------------|---------------------|-------------------|----------------|---------|
| Rent | 136,751 | - | 136,751 | 161,537 |
| Donation | 29,155 | - | 29,155 | 16,375 |
| Fas Receipt | - | - | - | 206 |
| Grants | - | 9,223 | 9,223 | 27,961 |
| Sundry Income | 2,945 | - | 2,945 | 352 |
| | 168,851 | 9,223 | 178,074 | 206,431 |

The majority of the income received by the company is unrestricted. The Grant income was received from The Loretto Fund and the Department of Social Protection. The Loretto Fund provided €5,285 which was to be used on accommodating three women for one month. This money was spent on Residents welfare (€366), support services (€2,740), Insurance (€687) and light and heat (€1,492).

The Department of Social Protection provided restricted income of €3,938 during the year which was used to help pay the wages of one of the Daisyhouse employees.

The restricted element of the other operating income relates to the amortisation of government grants.

These grants were provided by the Department of Environment CAS scheme for the purchase of properties.

Daisyhouse Housing Association Limited
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2014

continued

| 3. Expenditure on Restricted Funds/Charitable Activities/Other | Unrestricted | Restricted | Total | 2013 |
|---|---------------------|-------------------|----------------|----------------|
| Wages and salaries | 165,234 | 3,938 | 169,172 | 122,749 |
| Fundraising Wages | | - | 14,156 | - |
| | 14,156 | | | |
| ER PRSI | 19,264 | - | 19,264 | 13,197 |
| Staff Training | 3,221 | - | 3,221 | 1,780 |
| Residents Welfare | 2,510 | 366 | 2,876 | - |
| Property Management Services | 18,779 | 2,740 | 21,519 | 14,178 |
| Insurance | 4,708 | 687 | 5,395 | 3,754 |
| Light and Heat | 10,229 | 1,492 | 11,721 | 9,410 |
| Fundraising + Development | 34,073 | - | 34,073 | 5,053 |
| Repairs and Maintenance | 13,770 | - | 13,770 | 67,956 |
| Office, Postage and IT Supplies | 15,236 | - | 15,236 | 7,002 |
| Advertising | 1,842 | - | 1,842 | - |
| Telephone | 4,857 | - | 4,857 | 4,084 |
| Motor Expenses | - | - | - | 81 |
| Audit | 1,586 | - | 1,586 | 2,031 |
| Bank Charges | 843 | - | 843 | 441 |
| General Expenses | 3,364 | - | 3,364 | 876 |
| Subscriptions | 905 | - | 905 | 1,735 |
| Depreciation of freehold property | 2,115 | 69,663 | 71,778 | 71,778 |
| Depreciation on fixtures, fittings and equipment | 90 | 375 | 465 | 1,549 |
| Amortisation of government grants | - | (70,038) | (70,038) | (73,531) |
| | <u>316,782</u> | <u>9,223</u> | <u>326,005</u> | <u>254,123</u> |

As mentioned in the income note. The restricted expenditure was spent on wages and salaries, resident's welfare, support programmes, Insurance and light and heat relates to money donated by the Loretto Fund and by the Department of Social Protection.

4. EMPLOYEES AND REMUNERATION

Number of employees

The average number of persons employed (including executive directors) during the year was as follows:

| | 2014 | 2013 |
|---|----------------|----------------|
| | Number | Number |
| Management, Support, Administration and Fundraising | <u>5</u> | <u>3</u> |
| The staff costs comprise: | 2014 | 2013 |
| Wages and salaries | 183,328 | 122,749 |
| Social welfare costs | 19,264 | 13,197 |
| | <u>202,592</u> | <u>135,946</u> |

No employees remunerated by the organisation, are on a salary greater than €70,000.

5. TAX ON DEFICIT ON ORDINARY ACTIVITIES

| | 2014 | 2013 |
|---------------------------------------|-------------|-------------|
| Analysis of charge in the year | | |
| Current tax: | | |
| Corporation tax | <u>-</u> | <u>-</u> |

The company is not required to pay corporation tax due to the fact that Daisyhouse Association Limited is a registered charity. Its charity number is CHY9811.

Daisyhouse Housing Association Limited
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2014

continued

6. TANGIBLE FIXED ASSETS

| | Land and buildings freehold | Fixtures, fittings and equipment | Furniture | Total |
|-----------------------|------------------------------------|---|------------------|-------------------------|
| Cost | | | | |
| At 1 January 2014 | 3,588,907 | 23,862 | 49,955 | 3,662,724 |
| Additions | - | 4,652 | - | 4,652 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| At 31 December 2014 | 3,588,907 | 28,514 | 49,955 | 3,667,376 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Depreciation | | | | |
| At 1 January 2014 | 585,065 | 23,862 | 49,955 | 658,882 |
| Charge for the year | 71,778 | 465 | - | 72,243 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| At 31 December 2014 | 656,843 | 24,327 | 49,955 | 731,125 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Net book value | | | | |
| At 31 December 2014 | <u>2,932,064</u> | <u>4,187</u> | <u>-</u> | <u>2,936,251</u> |
| At 31 December 2013 | <u>3,003,842</u> | <u>-</u> | <u>-</u> | <u>3,003,842</u> |

The titles of Freehold properties costing €3,390,080 (NBV €2,275,274) are in the name of the Dublin Housing Association, and were acquired through the Department of Environment CAS scheme. Once 25 years have elapsed and properties have been used for their intended purpose, the titles are transferred to Daisyhouse.

6.1. TANGIBLE FIXED ASSETS PRIOR YEAR

| | Land and buildings freehold | Fixtures, fittings and equipment | Furniture | Total |
|-----------------------|------------------------------------|---|------------------|-------------------------|
| Cost | | | | |
| At 31 December 2013 | 3,588,907 | 23,862 | 49,955 | 3,662,724 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Depreciation | | | | |
| At 1 January 2013 | 513,287 | 22,313 | 49,955 | 585,555 |
| Charge for the year | 71,778 | 1,549 | - | 73,327 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| At 31 December 2013 | 585,065 | 23,862 | 49,955 | 658,882 |
| | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Net book value | | | | |
| At 31 December 2013 | <u>3,003,842</u> | <u>-</u> | <u>-</u> | <u>3,003,842</u> |
| At 31 December 2012 | <u>3,075,620</u> | <u>1,549</u> | <u>-</u> | <u>3,077,169</u> |

7. DEBTORS

| | 2014 | 2013 |
|---------------------------------|---------------------|--------------|
| Prepayments and accrued income: | | |
| Interest receivable | 3,040 | 3,058 |
| Other prepayments | 640 | 2,692 |
| | <u>-</u> | <u>-</u> |
| | <u>3,680</u> | <u>5,750</u> |

Daisyhouse Housing Association Limited
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2014

continued

| | | |
|---|------------------|-----------------|
| 8. CREDITORS | 2014 | 2013 |
| Amounts falling due within one year | | |
| Taxation (Note 9) | 16,086 | 12,195 |
| Other creditors | - | 3,885 |
| Deferred Income | 25,080 | 23,000 |
| Accruals | 2,705 | 7,329 |
| | <u>—</u> | <u>—</u> |
| | 43,871 | 46,409 |
| | <u><u>—</u></u> | <u><u>—</u></u> |
| 9. TAXATION | 2014 | 2013 |
| Creditors: | | |
| PAYE | 16,086 | 12,195 |
| | <u><u>—</u></u> | <u><u>—</u></u> |
| 10. GOVERNMENT GRANTS DEFERRED | 2014 | 2013 |
| Capital grants received and receivable | | |
| At 1 January 2014 | 3,539,914 | 3,539,914 |
| Increase in year | 3,745 | - |
| | <u>—</u> | <u>—</u> |
| At 31 December 2014 | 3,543,659 | 3,539,914 |
| | <u>—</u> | <u>—</u> |
| Amortisation | | |
| At 1 January 2014 | (619,875) | (546,344) |
| Amortised in year | (70,038) | (73,531) |
| | <u>—</u> | <u>—</u> |
| At 31 December 2014 | (689,913) | (619,875) |
| | <u>—</u> | <u>—</u> |
| Net book value | | |
| At 31 December 2014 | 2,853,746 | 2,920,039 |
| At 1 January 2014 | 2,920,039 | 2,993,570 |
| | <u><u>—</u></u> | <u><u>—</u></u> |

11. STATUS

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members or within one year thereafter for the payment of the debts and liabilities of the company contracted before they ceased to be members and the costs, charges and expenses of winding up and for the adjustment of the rights of the contributors among themselves such amount as may be required, not exceeding €1.27.

12. FUNDS

| | Unrestricted Funds | Designated Sinking fund | Designated Reserve fund | Total |
|-----------------------------|-----------------------|-------------------------------|-------------------------------|-----------------|
| At 1 January 2014 | 603,782 | - | - | 603,782 |
| Transfer of realised profit | (177,350) | - | - | (177,350) |
| Deficit for the year | (140,225) | - | - | (140,225) |
| Other movements | - | 27,350 | 150,000 | 177,350 |
| | <u>—</u> | <u>—</u> | <u>—</u> | <u>—</u> |
| At 31 December 2014 | 286,207 | 27,350 | 150,000 | 463,557 |
| | <u><u>—</u></u> | <u><u>—</u></u> | <u><u>—</u></u> | <u><u>—</u></u> |

Daisyhouse Housing Association Limited
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2014

continued

| | | |
|--|------------------|-----------------|
| 13. RECONCILIATION OF MOVEMENTS IN MEMBERS' FUNDS | 2014 | 2013 |
| Deficit for the year | (140,225) | (37,625) |
| Opening members' funds | 603,782 | 641,407 |
| | <u>—</u> | <u>—</u> |
| Closing members' funds | 463,557 | 603,782 |
| | <u><u>—</u></u> | <u><u>—</u></u> |

14. CAPITAL COMMITMENTS

The company had no material capital commitments at the year-ended 31st December 2014.

15. CONTINGENT LIABILITIES

There were no contingent liabilities at the balance sheet date.

16. POST-BALANCE SHEET EVENTS

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

17. CASH FLOW STATEMENT

| | | |
|---|------------------|-----------------|
| 17.1 RECONCILIATION OF OPERATING DEFICIT TO NET CASH OUTFLOW FROM OPERATING ACTIVITIES | 2014 | 2013 |
| Operating deficit | (140,225) | (37,625) |
| Depreciation | 72,243 | 73,327 |
| Movement in debtors | 2,070 | (4,573) |
| Movement in creditors | (2,538) | 11,893 |
| Amortisation of government grants | (70,038) | (73,531) |
| | <u>—</u> | <u>—</u> |
| Net cash outflow from operating activities | (138,488) | (30,509) |
| | <u><u>—</u></u> | <u><u>—</u></u> |

| | | |
|---------------------------------|-------------|-------------|
| 17.2 CASH FLOW STATEMENT | 2014 | 2013 |
|---------------------------------|-------------|-------------|

CAPITAL EXPENDITURE AND GOVERNMENT GRANTS

| | | |
|-------------------------------------|-----------------|-----------------|
| Payments to acquire tangible assets | (4,652) | - |
| Government grants | 3,745 | - |
| | <u>—</u> | <u>—</u> |
| | (907) | - |
| | <u><u>—</u></u> | <u><u>—</u></u> |

17.3 ANALYSIS OF CHANGES IN NET FUNDS

| | Opening balance | Cash flows | Closing balance |
|--------------------------|------------------------|-------------------|------------------------|
| Cash at bank and in hand | 560,638 | (139,395) | 421,243 |
| | <u>—</u> | <u>—</u> | <u>—</u> |
| Net funds | 560,638 | (139,395) | 421,243 |
| | <u><u>—</u></u> | <u><u>—</u></u> | <u><u>—</u></u> |

18. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the board of directors on **15/10/15**

The Future

Daisyhouse has had 100% success rate over the past 5 years in preventing relapse into homelessness. We enable and empower women to move forward from the challenges they have faced in the past that lead them to homelessness. These women have successfully moved on to independent, sustainable living.

Strategic Plan:

In 2014 we completed the first year of a 5 year strategy which we decided was essential for Daisyhouse to become one of the key providers of secure, affordable, high quality supported temporary and permanent accommodation to homeless women .

This Strategy has a twin focus: On providing Supported Temporary Accommodation and on providing permanent social housing for single homeless women. It is our aim, that over time and with Government funding, we will be able to reopen services to men.

The implementation of this plan is key in securing the future and sustainability of Daisyhouse.

Through the execution of Daisyhouse's Strategic Plan 2014–2018, Daisyhouse will be strongly positioned to continue to support single homeless people out of homelessness and into independent living through the Daisyhouse Personal Support Programme.

An increase in funding will enable the acquisition of property to meet the constant demand that Daisyhouse faces.

Central to the success of this Strategy is our Staff and Board and their commitment to our Vision. Our Vision is to be instrumental in breaking the cycle of homelessness through the Daisyhouse Personal Support Programme.

We will consolidate past achievements and adjust to challenges as they present themselves to secure this Strategic Plan.

Thank You

Thank you to everyone who worked with and supported us in 2014.

To all the residents, tenants, Patron, Ambassador, volunteers, partners, suppliers, contractors, all of our donors, Trusts and Foundations and Companies who helped us either on a voluntary basis or a financial basis, to Government Bodies, other Approved Housing Bodies, charities, ICHS and to the Gardai who we continue work with – our deepest sincerest thanks for your continued support.

It means a great deal to us.

To the Board Members who retired in 2014 after many years of dedication. To those who remained, and new members who joined. **Thank you.** To all of the individuals and companies who helped us through the challenges of 2014 – your support enabled us to enter the New Year with a new found sense of hope.

Please Support Us

YES

I would like to help a woman who is homeless to secure safe supported accommodation by supporting Daisyhouse.



I would like to make a once off donation of an amount:

€

Please find my cheque / postal order / bank draft enclosed.

Please make it payable to **Daisyhouse Housing Association**

Or Please debit my: Visa Mastercard Laser Visa Debit

These boxes laser only

 Security Code
CVV

Expiry Date CVV Security Code

Name on the card

Signature

You can also choose to make a donation in to our bank account.

Account Name: Daisyhouse Housing Association

Bank: AIB, 61 South Richmond st., Dublin 2

IBAN: IE66 AIBK 9311 6013 7220 55

BIC: AIBKIE2D

I would like to make a monthly donation by direct debit of an amount:

€

Full Name: _____

Address: _____

Contact Number: _____

Email: _____



Daisyhouse is grateful for your support!

Please tick box if you would like to find out how your donation made a difference, we would love to update you on our work.

Yes I would like to receive info by Phone Mail Email



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Web: www.daisyhouse.org

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