

Company Number: 591190  
Charity Number: 22267  
Charities Regulatory Authority Number: 20201996

**iCare Housing CLG**  
**Annual Report and Audited Financial Statements**  
**for the financial year ended 31 December 2022**

**Carroll & Associates Accountants Ltd**  
101 Templeogue Road  
Terenure  
Dublin 6W  
D6W X224  
Republic of Ireland

## **iCare Housing CLG**

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## **iCare Housing CLG REFERENCE AND ADMINISTRATIVE INFORMATION**

<b>Directors</b>	Martin Hayden SC Dr.Constantin Gurdgiev Francis Doherty Anita Kissane Prof. Paddy Gray Jacky Mayne (Appointed April 2023)
<b>Chairperson</b>	Prof. Paddy Gray
<b>Company Secretary</b>	David Hall
<b>Charity Number</b>	22267
<b>Charities Regulatory Authority Number</b>	20201996
<b>Company Number</b>	591190
<b>Registered Office and Principal Address</b>	407-409 The Capel Building Capel Street, St. Mary's Abbey Dublin 7
<b>Auditors</b>	Carroll & Associates Accountants Ltd 101 Templeogue Road Terenure Dublin 6W D6W X224 Republic of Ireland
<b>Bankers</b>	AIB Bank Capel Street Dublin-1 Dublin Ireland
<b>Solicitors</b>	Enda Newton Evershed Sutherland Earlsfort Centre, One, Earlsfort Terrace, Dublin 2

# **iCare Housing CLG**

## **DIRECTORS' ANNUAL REPORT**

for the financial year ended 31 December 2022

The directors present their Directors' Annual Report, combining the Directors' Report and Trustees' Report, and the audited financial statements for the financial year ended 31 December 2022.

The entity's financial statements have been prepared on a going concern basis and in accordance with accounting standards issued by the UK Financial Reporting Council and the Companies Act 2014. The entity financial statements comply with Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102). In preparing the financial statements the company has referred to guidance included in the Statement of Recommended Practice (SORP): Accounting by registered social housing providers. Although the company is not required to comply with the SORP, it has adopted many of the recommendations in these financial statements where applicable.

The charity is a registered charity and hence the report and results are presented in a form which complies with the requirements of the Companies Act 2014 and, although not obliged to comply with the Statement of Recommended Practice applicable in the UK and Republic of Ireland FRS 102, the organisation has implemented its recommendations where relevant in these financial statements.

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

### **Mission, Objectives and Strategy**

#### **Mission Statement**

The main activities of the Company are charitable and relate to the provision of social housing across a wide spectrum of housing needs. All income is applied solely towards the promotion of the charitable objectives of the Company.

**"Keeping People in their Homes"**

Our mission is to provide social housing for people who cannot afford to provide a home for themselves. iCare Housing CLG ("iCare") was created to work within the Mortgage to Rent Scheme to help individuals and families in mortgage arrears to stay in their homes.

#### **Objectives**

iCare's main objectives as per our Constitution are:

- (a) to promote, protect and assist in the provision of relief of housing need, for the benefit of persons, including members of the travelling community, in situations of poverty, hardship or necessitous circumstances.
- (b) to provide relief of poverty and deprivation caused by poor housing conditions and homelessness and other social and economic circumstances and
- (c) the delivery and management of housing, associated amenities, and any other related activities.

### **Structure, Governance and Management**

#### **Structure**

The Board's role in corporate governance and oversight is integral to the successful implementation of iCare's business plan. The Board have identified key focus areas such as Audit & Risk, housing stock quality and management of the growth of iCare Housing, these areas are managed and reviewed closely at Board level.

#### **2022 A Year in Review**

During the 2022 iCare was pleased to complete the purchase of a further 77 properties. 66 related to the mortgage to rent programme and the balance were acquired under the vacant homes strategy. Also, during the year iCare completed on 2 MTR Buybacks enabling the customers to reacquire the ownership of their home under the arrangements of the MTR programme. The closing stock of properties under iCare's ownership and management increased to 481 as of December 2022.

iCare continued to deliver a strong operational and financial performance achieving a surplus of €1.8M v's €1.5M in 2021. Income increased by 37% in the year to €7.1M as a result of the increased stock.

To support this growth and to ensure risks are mitigated iCare invested in new systems, a new office and the hiring of additional staff that resulted in the average headcount rise from 6 to 14 during the year. Strong progress was made in clearing the post covid repair works and saw iCare investing €4.2M in upgrades to its housing stock.

iCare continued to be successful in attracting funding from Banks and the Immigration Investor Programme (IIP). IIP provided further funding of €18m to iCare during the year across the MTR and Vacant homes business plans.

# iCare Housing CLG

## DIRECTORS' ANNUAL REPORT

for the financial year ended 31 December 2022

### Financial Review

The results for the financial year are set out on page 11 and additional notes are provided showing income and expenditure in greater detail.

### Financial Results

At the end of the financial year the charity has assets of €102,659,249 (2021 - €74,626,038) and liabilities of €98,580,023 (2021 - €72,314,071). The net assets of the charity have increased by €1,767,259.

### Principal Risks and Uncertainties

The Board of iCare Housing CLG maintains a Corporate Risk Register. It details the main risks to the business which are: liquidity and credit risk, governance and compliance including regulatory bodies, strategic direction, operational delivery including customer service, cyber risk, and financial risk including inflationary impacts to repair costs.

The Board sets the risk appetite and monitors the management and mitigation strategies employed by the executive. The Corporate Risk Register is continually monitored by the executive team and through the Board. The risk register is a standing item on the Board agenda.

iCare continues to develop its risk and governance framework including the development of a web-based risk and incident tracking system for staff. In addition, a Property Committee has been established to provide strong governance around investment decisions and the repair process.

### Looking Forward: Plans and challenges for 2023

The Board continue to look at other opportunities to grow Social housing stock outside of the Mortgage to Rent Programme these include growing the vacant home project and working on small development site opportunities. During 2023 iCare expects to deliver a number of new build projects. The aim is to acquire a further 100 properties during 2023.

iCare continues to develop an ESG strategy what will set a clear direction for the Company over the next 10 years which will seek to reduce our environmental footprint and help create a sustainable future. The asset management team have already completed a number of retro fit assessments on a sample of properties to help understand the long-term funding needs of improving the environmental footprint of iCare. Alongside the environmental strategy the Board are considering plans on how to increase engagement with tenants to ensure the service and property standards are in line with customers' expectations and develop a meaningful social connection with tenants.

During 2023 iCare Housing will commence it's stock condition survey process to ensure homes are meeting the relevant housing standards and ensure long term capital expenditure risk is clearly understood.

In February 2023 the Department of Justice announced the closure of the Immigrant Investor Programme (IIP) which has provided a key funding source for iCare. At the time of the announcement iCare had a number of business plans in the approval process. iCare continues to expand its funding sources outside of IIP to support the future growth strategy

iCare Housing currently holds a deemed registration with Approved Housing Regulatory Body Authority (AHBRA) during 2023 iCare will look to complete the full registration with AHBRA.

### Directors and Secretary

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

Martin Hayden SC  
Dr.Constantin Gurdgiev  
Francis Doherty  
Anita Kissane  
Prof. Paddy Gray

The secretary who served throughout the financial year was David Hall.

### Health and Safety

The wellbeing of the company's employees is safeguarded through strict adherence to health and safety standards. Health and safety legislation impose certain requirements on employers and iCare has taken the necessary action to ensure compliance with legislation, including the adoption of a safety statement.

## iCare Housing CLG DIRECTORS' ANNUAL REPORT

for the financial year ended 31 December 2022

### Compliance with Sector-Wide Legislation and Standards

The charity engages pro-actively with legislation, standards and codes which are developed for the sector. iCare Housing CLG subscribes to and is compliant with the following:

- Charities Act 2009
- The Companies Act 2014

### Events since the end of the year

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

### Auditors

The auditors, Carroll & Associates Accountants Ltd have indicated their willingness to continue in office in accordance with the provisions of section 383(2) of the Companies Act 2014.

### Accounting Records

To ensure that adequate accounting records are kept in accordance with Sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 407-409 The Capel Building, Capel Street, St. Mary's Abbey, Dublin 7.

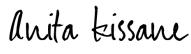
**Approved by the Board of Directors on 08 August 2023 and signed on its behalf by:**

DocuSigned by:



Prof. Paddy Gray  
Chairperson

DocuSigned by:



Anita Kissane  
Director

## iCare Housing CLG

# DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2022

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

Irish company law requires the directors to prepare financial statements for each financial year. Under the law the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the charity as at the financial year end date and of the net income or expenditure of the charity for the financial year and otherwise comply with the Companies Act 2014.

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

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Statement of Recommended Practice: Accounting and Reporting by Charities;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with the relevant financial reporting framework, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

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

In so far as the directors are aware:

- there is no relevant audit information (information needed by the charity's auditor in connection with preparing the auditor's report) of which the charity's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

**Approved by the Board of Directors on 08 August 2023 and signed on its behalf by:**

DocuSigned by:



Prof. Paddy Gray  
Chairperson

DocuSigned by:



Anita Kissane  
Director

# INDEPENDENT AUDITOR'S REPORT

## to the Members of iCare Housing CLG

### Report on the audit of the financial statements

#### Opinion

We have audited the charity financial statements of iCare Housing CLG for the financial year ended 31 December 2022 which comprise the Statement of Financial Activities (incorporating an Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and the 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.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the charity as at 31 December 2022 and of its surplus 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", as applied in accordance with the provisions of the Companies Act 2014 and having regard to the Charities SORP; 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 charity in accordance with 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 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 charity'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' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

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 charity were sufficient to permit the financial statements to be readily and properly audited and the financial statements are in agreement with the accounting records.

#### Matters on which we are required to report by exception

Based on the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Annual Report. The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 305 to 312 of the Act are not complied with by the company. We have nothing to report in this regard.

## **INDEPENDENT AUDITOR'S REPORT to the Members of iCare Housing CLG**

### **Respective responsibilities**

#### **Responsibilities of directors for the financial statements**

As explained more fully in the Directors' Responsibilities Statement set out on page 7, 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 charity'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 charity or to cease operations, 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

#### **Further information regarding the scope of our responsibilities as auditor**

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

## **INDEPENDENT AUDITOR'S REPORT to the Members of iCare Housing CLG**

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

Our report is made solely to the charity'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 charity'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 charity and the charity's members, as a body, for our audit work, for this report, or for the opinions we have formed.

— DocuSigned by:

*Thomas O'Brien*

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**Thomas O'Brien**  
for and on behalf of  
**CARROLL & ASSOCIATES ACCOUNTANTS LTD**  
Statutory Audit Firm  
101 Templeogue Road  
Terenure  
Dublin 6W  
D6W X224  
Republic of Ireland

**08 August 2023**

**iCare Housing CLG**  
**STATEMENT OF FINANCIAL ACTIVITIES**

(Incorporating an Income and Expenditure Account)  
 for the financial year ended 31 December 2022

	Notes	Unrestricted Funds 2022	Restricted Funds 2022	Total 2022	Unrestricted Funds 2021	Restricted Funds 2021	Total 2021
		€	€	€	€	€	€
<b>Income</b>							
Charitable activities							
- Grants from governments and other co-funders	4.1	6,727,450	386,547	7,113,997	5,003,322	207,129	5,210,451
Other income	4.2	-	-	-	162		162
<b>Total income</b>		<b>6,727,450</b>	<b>386,547</b>	<b>7,113,997</b>	<b>5,003,484</b>	<b>207,129</b>	<b>5,210,613</b>
<b>Expenditure</b>							
Raising funds	5.1	1,266,413	-	1,266,413	1,069,769	-	1,069,769
Charitable activities	5.2	1,804,466	-	1,804,466	1,448,971	-	1,448,971
Other trading activities	5.3	1,973,367	302,492	2,275,859	1,063,770	172,452	1,236,222
<b>Total Expenditure</b>		<b>5,044,246</b>	<b>302,492</b>	<b>5,346,738</b>	<b>3,582,510</b>	<b>172,452</b>	<b>3,754,962</b>
<b>Net income/(expenditure)</b>		<b>1,683,204</b>	<b>84,055</b>	<b>1,767,259</b>	<b>1,420,974</b>	<b>34,677</b>	<b>1,455,651</b>
Transfers between funds		-	-	-	(20,854)	20,854	-
<b>Net movement in funds for the financial year</b>		<b>1,683,204</b>	<b>84,055</b>	<b>1,767,259</b>	<b>1,400,120</b>	<b>55,531</b>	<b>1,455,651</b>
<b>Reconciliation of funds</b>							
Balances brought forward at 1 January 2022	16	2,256,436	55,531	2,311,967	856,316	-	856,316
<b>Balances carried forward at 31 December 2022</b>		<b>3,939,640</b>	<b>139,586</b>	<b>4,079,226</b>	<b>2,256,436</b>	<b>55,531</b>	<b>2,311,967</b>

The Statement of Financial Activities includes all gains and losses recognised in the financial year.  
 All income and expenditure relate to continuing activities.

**Approved by the Board of Directors on 08 August 2023 and signed on its behalf by:**

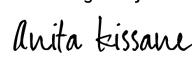
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Paddy Gray

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**Prof. Paddy Gray**  
**Chairperson**

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Anita Kissane

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**Anita Kissane**  
**Director**

**iCare Housing CLG**  
**BALANCE SHEET**

as at 31 December 2022

	Notes	2022 €	2021 €
<b>Fixed Assets</b>			
Tangible assets	10	<b>81,962,164</b>	<b>64,260,189</b>
		<hr/>	<hr/>
<b>Current Assets</b>			
Debtors	11	<b>2,422,839</b>	<b>1,361,087</b>
Cash at bank and in hand		<b>18,274,246</b>	<b>9,004,762</b>
		<hr/>	<hr/>
		<b>20,697,085</b>	<b>10,365,849</b>
<b>Creditors: Amounts falling due within one year</b>	12	<b>(4,865,785)</b>	<b>(4,196,145)</b>
		<hr/>	<hr/>
<b>Net Current Assets</b>		<b>15,831,300</b>	<b>6,169,704</b>
		<hr/>	<hr/>
<b>Total Assets less Current Liabilities</b>		<b>97,793,464</b>	<b>70,429,893</b>
		<hr/>	<hr/>
<b>Creditors</b>			
Amounts falling due after more than one year	13	<b>(63,828,728)</b>	<b>(51,246,614)</b>
		<hr/>	<hr/>
<b>Grants receivable</b>	14	<b>(29,885,510)</b>	<b>(16,871,312)</b>
		<hr/>	<hr/>
<b>Net Assets</b>		<b>4,079,226</b>	<b>2,311,967</b>
		<hr/>	<hr/>
<b>Funds</b>			
Restricted trust funds		<b>139,586</b>	<b>55,531</b>
General fund (unrestricted)		<b>3,939,640</b>	<b>2,256,436</b>
		<hr/>	<hr/>
<b>Total funds</b>	16	<b>4,079,226</b>	<b>2,311,967</b>
		<hr/>	<hr/>

Approved by the Board of Directors on 08 August 2023 and signed on its behalf by:

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**Prof. Paddy Gray**  
Chairperson

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**Anita Kissane**  
Director

**iCare Housing CLG**  
**STATEMENT OF CASH FLOWS**

for the financial year ended 31 December 2022

	Notes	2022 €	2021 €
<b>Cash flows from operating activities</b>			
Net movement in funds		1,767,259	1,455,651
Adjustments for:			
Depreciation		1,973,356	1,236,222
Interest payable and similar expenses		1,348,034	1,032,190
Gains and losses on disposal of fixed assets		(1,281)	-
		<u>5,087,368</u>	<u>3,724,063</u>
Movements in working capital:			
Movement in debtors		(1,061,752)	728,387
Movement in creditors		585,772	306,029
		<u>4,611,388</u>	<u>4,758,479</u>
Cash generated from operations		(1,348,034)	(1,032,190)
		<u>3,263,354</u>	<u>3,726,289</u>
<b>Cash flows from investing activities</b>			
Payments to acquire tangible assets		(19,797,259)	(26,722,890)
Receipts from sales of tangible assets		134,088	-
		<u>(19,663,171)</u>	<u>(26,722,890)</u>
<b>Cash flows from financing activities</b>			
New long term loan		12,665,982	(16,401,342)
Repayment of short term loan		(10,879)	883,299
Grants receivable		13,014,198	10,292,166
		<u>25,669,301</u>	<u>27,576,807</u>
<b>Net increase in cash and cash equivalents</b>		<b>9,269,484</b>	<b>4,580,206</b>
<b>Cash and cash equivalents at 1 January 2022</b>		<b>9,004,762</b>	<b>4,424,556</b>
<b>Cash and cash equivalents at 31 December 2022</b>	<b>20</b>	<b>18,274,246</b>	<b>9,004,762</b>

## **iCare Housing CLG**

# **NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

## **1. GENERAL INFORMATION**

iCare Housing CLG is a company limited by guarantee incorporated in the Republic of Ireland. The registered office of the company is 407-409 The Capel Building, Capel Street, St. Mary's Abbey, Dublin 7 which is also the principal place of business of the charity. The financial statements have been presented in Euro (€) which is also the functional currency of the charity.

## **2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the charity's financial statements.

### **Basis of preparation**

The financial statements have been prepared on the going concern basis under the historical cost convention, modified to include certain items at fair value. The financial statements have been prepared in accordance with FRS 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council and have adopted guidance from the Statement of Recommended Practice (Charities SORP (FRS 102) where applicable.

The charity has referred to guidance to the Charities SORP on a voluntary basis as its application is not a requirement of the current regulations for charities registered in the Republic of Ireland. As permitted by the Companies Act 2014, the charity has varied the standard formats in that act for the Statement of Financial Activities and the Balance Sheet. Departures from the standard formats, as outlined in the Companies Act 2014, are to comply with the requirements of the Charities SORP and are in compliance with section 4.7, 10.6 and 15.2 of that SORP.

### **Statement of compliance**

The entity's financial statements have been prepared on a going concern basis and in accordance with accounting standards issued by the UK Financial Reporting Council and the Companies Act 2014. The entity financial statements comply with Financial Reporting Standard 102, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102). In preparing the financial statements the company has referred to guidance included in the Statement of Recommended Practice (SORP): Accounting by registered social housing providers. Although the company is not required to comply with the SORP, it has adopted many of the recommendations in these financial statements where applicable

### **Fund accounting**

The following are the categories of funds maintained:

#### **Restricted funds**

Restricted funds represent income received which can only be used for particular purposes, as specified by the donors. Such purposes are within the overall objectives of the charity.

#### **Unrestricted funds**

Unrestricted funds consist of General and Designated funds.

- General funds represent amounts which are expendable at the discretion of the board, in furtherance of the objectives of the charity.

- Designated funds comprise unrestricted funds that the board has, at its discretion, set aside for particular purposes. These designations have an administrative purpose only, and do not legally restrict the board's discretion to apply the fund.

**iCare Housing CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

continued

**Income**

Income is recognised by inclusion in the Statement of Financial Activities only when the charity is legally entitled to the income, performance conditions attached to the item(s) of income have been met, the amounts involved can be measured with sufficient reliability and it is probable that the income will be received by the charity.

**Income from charitable activities**

Income from charitable activities include income earned from the supply of services under contractual arrangements and from performance related grants which have conditions that specify the provision of particular services to be provided by the charity. Income from government and other co-funders is recognised when the charity is legally entitled to the income because it is fulfilling the conditions contained in the related funding agreements. Where a grant is received in advance, its recognition is deferred and included in creditors. Where entitlement occurs before income is received, it is accrued in debtors.

Grants from governments and other co-funders typically include one of the following types of conditions:

- Performance based conditions: whereby the charity is contractually entitled to funding only to the extent that the core objectives of the grant agreement are achieved. Where the charity is meeting the core objectives of a grant agreement, it recognises the related expenditure, to the extent that it is reimbursable by the donor, as income.

- Time based conditions: whereby the charity is contractually entitled to funding on the condition that it is utilised in a particular period. In these cases the charity recognises the income to the extent it is utilised within the period specified in the agreement.

In the absence of such conditions, assuming that receipt is probable and the amount can be reliably measured, grant income is recognised once the charity is notified of entitlement.

Grants received towards capital expenditure are credited to the Statement of Financial Activities when received or receivable, whichever is earlier.

**Expenditure**

Expenditure is analysed between costs of charitable activities and raising funds. The costs of each activity are separately accumulated and disclosed and analysed according to their major components. Expenditure is recognised when a legal or constructive obligation exists as a result of a past event, a transfer of economic benefits is required in settlement and the amount of the obligation can be reliably measured. Support costs are those functions that assist the work of the charity but cannot be attributed to one activity. Such costs are allocated to activities in proportion to staff time spent or other suitable measure for each activity.

**Director's remuneration**

The directors do not receive any remuneration in respect of the company.

**Event since the year end**

On the 14 February the Minister for Justice announced the closure of the Immigration Investor Program (IIP). iCare had availed of this funding. iCare had a number of funding applications in the pipeline pending approval when the scheme closed.

**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
Plant and machinery	- 15% Straight line
Fixtures, fittings and equipment	- 20% Reducing Balance Method

**Debtors**

Debtors are recognised at the settlement amount due after any discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Income recognised by the charity from government agencies and other co-funders, but not yet received at financial year end, is included in debtors.

**Cash at bank and in hand**

Cash at bank and in hand comprises cash on deposit at banks requiring less than three months notice of withdrawal.

**iCare Housing CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

continued

**Taxation**

No current or deferred taxation arises as the charity has been granted charitable exemption. Irrecoverable valued added tax is expensed as incurred.

**Value Added Tax**

The company is registered for VAT in compliance with RCT and Reverse Charge VAT regulations, however, the company is not entitled to reclaim VAT on operational activities and accordingly all receipts and expenditure in the accounts are shown inclusive of any VAT which may apply.

**Financial Instruments**

**Liquidity risk**

The Company's policy is to regularly monitor its liquidity requirements to ensure that it maintains adequate lines of funding to satisfy its contractual and reasonably foreseeable obligations as they fall due.

**3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

**Useful Lives of Property, Plant & Equipment**

Long-lived assets comprising primarily of property, plant and equipment represent a significant portion of total assets. The annual depreciation charge depends primarily on the estimated lives of each type of asset and, in certain circumstances, estimates of residual values. The directors regularly review these useful lives and change them if necessary, to reflect current conditions. In determining these useful lives management consider technological change, patterns of consumption, physical condition and expected economic utilisation of the assets. Changes in the useful lives can have a significant impact on the depreciation charge for the financial year.

4.	INCOME			2022	2021
		Unrestricted Funds	Restricted Funds		
4.1	CHARITABLE ACTIVITIES	€	€	€	€
	Government Grants	348,014	386,547	734,561	620,232
	Rental Income	6,379,436	-	6,379,436	4,590,219
		<u>6,727,450</u>	<u>386,547</u>	<u>7,113,997</u>	<u>5,210,451</u>
4.2	OTHER INCOME	Unrestricted Funds	Restricted Funds	2022	2021
		€	€	€	€
	Other income	-	-	-	162
5.	EXPENDITURE				
5.1	RAISING FUNDS	Direct Costs	Other Costs	Support Costs	2021
		€	€	€	€
	Legal & Professional Fees	60,959	(142,580)	-	(81,621)
	Interest Charge	1,348,034	-	-	1,348,034
		<u>1,408,993</u>	<u>(142,580)</u>	<u>-</u>	<u>1,266,413</u>

**iCare Housing CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

continued

5.2	CHARITABLE ACTIVITIES	Direct	Other	Support	2022	2021
		Costs €	Costs €	Costs €	€	€
	Expenditure on charitable activities	195,357	-	-	195,357	250,182
	Repairs & Maintenance	510,176	-	-	510,176	222,067
	Management Service Charges	323,493	-	-	323,493	623,998
	Wages & Salaries	769,548	-	-	769,548	338,026
	Governance Costs (Note 5.4)	5,892	-	-	5,892	14,698
		<b>1,804,466</b>	<b>-</b>	<b>-</b>	<b>1,804,466</b>	<b>1,448,971</b>
		<b><u>1,804,466</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>1,804,466</u></b>	<b><u>1,448,971</u></b>
5.3	OTHER TRADING ACTIVITIES	Direct Costs €	Other Costs €	Support Costs €	2022	2021
	Depreciation	<b>2,275,859</b>	<b>-</b>	<b>-</b>	<b>2,275,859</b>	<b>1,236,222</b>
		<b><u>2,275,859</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>2,275,859</u></b>	<b><u>1,236,222</u></b>
5.4	GOVERNANCE COSTS	Direct Costs €	Other Costs €	Support Costs €	2022	2021
	Charitable activities - governance costs	<b>5,892</b>	<b>-</b>	<b>-</b>	<b>5,892</b>	<b>14,698</b>
		<b><u>5,892</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>5,892</u></b>	<b><u>14,698</u></b>
6.	NET INCOME				2022 €	2021 €
	<b>Net Income is stated after charging/(crediting):</b>					
	Depreciation of tangible assets				<b>1,973,356</b>	1,236,222
	(Surplus) on disposal of tangible fixed assets				<b>(1,281)</b>	-
	Auditor's remuneration:					
	- audit services				<b>24,600</b>	24,930
					<b><u>24,600</u></b>	<b><u>24,930</u></b>
7.	INTEREST PAYABLE AND SIMILAR CHARGES				2022 €	2021 €
	On bank loans and overdrafts				<b>1,348,034</b>	1,032,190
					<b><u>1,348,034</u></b>	<b><u>1,032,190</u></b>
8.	EMPLOYEES AND REMUNERATION					
	<b>Number of employees</b>					
	The average number of persons employed (including executive directors) during the financial year was as follows:					
					2022 Number	2021 Number
	Staff				<b>14</b>	6
					<b><u>14</u></b>	<b><u>6</u></b>
	The staff costs comprise:				2022 €	2021 €
					<b>2022</b>	<b>2021</b>
	Wages and salaries				<b>660,935</b>	304,835
	Social security costs				<b>72,313</b>	33,191
	Contract Staff				<b>36,300</b>	-
					<b><u>769,548</u></b>	<b><u>338,026</u></b>
					<b><u>769,548</u></b>	<b><u>338,026</u></b>

**iCare Housing CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

continued

9. The number of employees whose total employee benefits (excluding employer pension costs) for the reporting period fell within the bands below were:

	<b>Number of Employees</b>	<b>Number of Employees</b>
< €50,000	9	5
€50,000- €70,000	3	1
> €70,000	2	-

**10. TANGIBLE FIXED ASSETS**

	<b>Land and buildings freehold</b> €	<b>Plant and machinery</b> €	<b>Fixtures, fittings and equipment</b> €	<b>Total</b> €
<b>Cost</b>				
At 1 January 2022	63,596,978	2,616,579	17,266	66,230,823
Additions	15,501,300	4,212,656	83,303	19,797,259
Disposals	(136,196)	-	(2,696)	(138,892)
At 31 December 2022	78,962,082	6,829,235	97,873	85,889,190
<b>Depreciation</b>				
At 1 January 2022	1,682,969	286,307	1,358	1,970,634
Charge for the financial year	1,412,210	539,533	10,734	1,962,477
On disposals	(6,085)	-	-	(6,085)
At 31 December 2022	3,089,094	825,840	12,092	3,927,026
<b>Net book value</b>				
At 31 December 2022	<b>75,872,988</b>	<b>6,003,395</b>	<b>85,781</b>	<b>81,962,164</b>
At 31 December 2021	<b>61,914,009</b>	<b>2,330,272</b>	<b>15,908</b>	<b>64,260,189</b>

**11. DEBTORS**

	<b>2022</b> €	<b>2021</b> €
Trade debtors	<b>1,398,357</b>	923,175
Other debtors	<b>607,000</b>	-
Prepayments	<b>213,482</b>	290,912
Accrued Income	<b>204,000</b>	147,000
	<b>2,422,839</b>	1,361,087

The repayment terms of Debtors are within 30 days.

**iCare Housing CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

continued

<b>12. CREDITORS</b> <b>Amounts falling due within one year</b>	<b>2022</b> €	<b>2021</b> €
Amounts owed to credit institutions	1,829,452	1,745,584
Payments received on account	346,054	141,665
Trade creditors	948,386	1,059,399
Amounts owed to connected parties (Note 19)	-	20,019
Taxation and social security costs	301,201	10,203
Other creditors	1,323,468	855,322
Accruals	37,689	363,953
Deferred Income	79,535	-
	<b>4,865,785</b>	<b>4,196,145</b>

The repayment terms of creditors vary between on-demand and ninety days. Trade creditors do not attract interest. Short-term finance is repayable within 12 months over instalments. The taxes are subject to the terms of the relevant legislation. Interest accrues on late payments.

<b>13. CREDITORS</b> <b>Amounts falling due after more than one year</b>	<b>2022</b> €	<b>2021</b> €
Amounts owed to credit institutions	<b>63,828,728</b>	<b>51,246,614</b>
	<b>=====</b>	<b>=====</b>
Repayable in one year or less, or on demand (Note 12)	1,829,452	1,745,584
Repayable between one and two years	1,527,479	885,000
Repayable between two and five years	4,582,437	2,655,000
Repayable in five years or more	57,718,812	47,706,614
	<b>65,658,180</b>	<b>52,992,198</b>
	<b>=====</b>	<b>=====</b>

Included within loans owed to credit institutions are amounts owing to the CALF raised in 2022 €4,523,936 total value of calf loan in 2022 €25,394,142 (2021: €20,870,206).

Also included within loans owed to credit institutions are loan facilities owing to AIB of €40,045,933 (2021: €32,121,992) for the purchase and fit out of housing units.

Further details of all charges on the assets of the company are registered with the Companies Registration Office and are available at [www.cro.ie](http://www.cro.ie).

<b>14. GRANTS RECEIVABLE</b>	<b>2022</b> €	<b>2021</b> €
<b>Capital grants received and receivable</b>		
At 1 January 2022	16,871,312	6,579,146
Increase in financial year	13,014,198	10,292,166
	<b>=====</b>	<b>=====</b>
At 31 December 2022	<b>29,885,510</b>	<b>16,871,312</b>
	<b>=====</b>	<b>=====</b>

IIP funding has been raised in the amount of €18,000,000, fees and charges have been paid in the amount of €4,985,802 the net balance received in 2022 was €13,014,198. The total with book value as of 31 December 2022 of IIP Monies received is €29,885,510. The IIP funding is amortised to the profit and loss at a rate equivalent to the depreciation policy. As of December 2022 IIP funding has helped support the purchase and repair upgrades of 330 properties.

**iCare Housing CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

continued

**15. RESERVES**

	2022 €	2021 €
At 1 January 2022	2,311,967	856,316
Surplus for the financial year	<u>1,767,259</u>	1,455,651
At 31 December 2022	<u><u>4,079,226</u></u>	2,311,967

**16. FUNDS****16.1 RECONCILIATION OF MOVEMENT IN FUNDS**

	Unrestricted Funds €	Restricted Funds €	Total Funds €
At 1 January 2021	856,316	-	856,316
Movement during the financial year	<u>1,400,120</u>	55,531	1,455,651
At 31 December 2021	2,256,436	55,531	2,311,967
Movement during the financial year	<u>1,683,204</u>	84,055	1,767,259
At 31 December 2022	<u><u>3,939,640</u></u>	<u><u>139,586</u></u>	<u><u>4,079,226</u></u>

**16.2 ANALYSIS OF MOVEMENTS ON FUNDS**

	Balance 1 January 2022 €	Income €	Expenditure €	Transfers between funds €	Balance 31 December 2022 €
<b>Restricted funds</b>					
Restricted	55,531	386,547	302,492	-	139,586
<b>Unrestricted funds</b>					
Unrestricted General	<u>2,256,436</u>	<u>6,727,450</u>	<u>5,044,246</u>	<u>-</u>	<u>3,939,640</u>
<b>Total funds</b>	<u><u>2,311,967</u></u>	<u><u>7,113,997</u></u>	<u><u>5,346,738</u></u>	<u><u>-</u></u>	<u><u>4,079,226</u></u>

**16.3 ANALYSIS OF NET ASSETS BY FUND**

	Fixed assets - charity use €	Current assets €	Current liabilities €	Long-term liabilities €	Long-term deferred income €	Total €
Restricted trust funds	-	-	-	-	(29,885,510)	(29,885,510)
Unrestricted general funds	81,962,164	20,697,085	(4,865,785)	(63,828,728)	-	33,964,736
	<u><u>81,962,164</u></u>	<u><u>20,697,085</u></u>	<u><u>(4,865,785)</u></u>	<u><u>(63,828,728)</u></u>	<u><u>(29,885,510)</u></u>	<u><u>4,079,226</u></u>

**17. STATUS**

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

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 financial 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.

**iCare Housing CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 31 December 2022

continued

**18. CAPITAL COMMITMENTS**

There were no capital commitments entered into as at 31 December 2021.

**19. RELATED PARTY TRANSACTIONS**

The following amounts are due to other connected parties:

	2022 €	2021 €
IMHO CLG	- <hr/> <hr/>	20,019 <hr/> <hr/>

**20. CASH AND CASH EQUIVALENTS**

	2022 €	2021 €
Cash and bank balances	<hr/> <hr/> <b>18,274,246</b>	9,004,762
	<hr/> <hr/> <b>18,274,246</b>	9,004,762

**21 RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT**

	Opening balance €	Cash flows €	Other changes €	Closing balance €
Long-term borrowings	(52,992,198)	(12,665,982)	1,829,452	(63,828,728)
Short-term borrowings	- <hr/>	10,879 <hr/>	(1,840,331) <hr/>	(1,829,452) <hr/>
<b>Total liabilities from financing activities</b>	<hr/> <hr/> <b>(52,992,198)</b>	<hr/> <hr/> <b>(12,655,103)</b>	<hr/> <hr/> <b>(10,879)</b>	<hr/> <hr/> <b>(65,658,180)</b>
<b>Total Cash at bank and in hand (Note 20)</b>				<hr/> <hr/> <b>18,274,246</b>
<b>Total net debt</b>				<hr/> <hr/> <b>(47,383,934)</b>

**22. POST-BALANCE SHEET EVENTS**

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

**23. APPROVAL OF FINANCIAL STATEMENTS**

The financial statements were approved and authorised for issue by the Board of Directors on 08 August 2023.

**ICARE HOUSING CLG**

**SUPPLEMENTARY INFORMATION**

**RELATING TO THE FINANCIAL STATEMENTS**

**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

**NOT COVERED BY THE REPORT OF THE AUDITORS**

**iCare Housing CLG****SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS**

## Operating Statement

for the financial year ended 31 December 2022

	2022 €	2021 €
<b>Income</b>	<b>6,727,450</b>	5,003,322
<b>Expenses</b>		
Wages and salaries	660,935	304,835
Social security costs	72,313	33,191
Management Service Fees	368,400	632,849
Rent payable	80,888	26,774
Service charges	41,608	23,255
Insurance	115,709	84,175
Light and heat	7,625	1,836
Cleaning	2,874	62
Repairs and maintenance	312,681	92,299
Printing, postage and stationery	11,691	8,309
Telephone	9,586	9,117
Computer costs	29,334	28,546
Motor expenses	10,643	210
Legal and professional	90,124	45,659
Recruitment Cost	12,915	5,381
Consultancy fees	86,492	74,290
Auditor's/Independent Examiner's remuneration	24,600	24,930
Bank charges	1,441	751
Staff welfare	15,620	3,500
General expenses	2,483	1,207
Subscriptions	1,200	1,517
Debt Arrangement Fee	53,377	54,780
Commitment Fee	14,090	29,077
Surpluses/deficits on disposal of tangibles	(1,281)	-
Depreciation	1,973,356	1,236,222
	<b>3,998,704</b>	2,722,772
<b>Finance</b>		
Bank interest paid	889,806	695,436
Calf Interest Expenses	458,228	336,754
	<b>1,348,034</b>	1,032,190
<b>Miscellaneous income</b>		
Insurance claims receivable	-	162
IIP Grant Amortisation	386,547	207,129
	<b>386,547</b>	207,291
<b>Net surplus</b>	<b>1,767,259</b>	1,455,651