

Sophia Housing

Annual Report and
Accounts 2012



Sophia

inspiring change · ending homelessness

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Chairperson's Report

I am pleased to present our annual report for 2012, which outlines the achievements of the last 12 months. Sophia is all about making positive changes in the lives of those who are most vulnerable in our society.

In a climate of continued state funding cutbacks, and an increase in the levels of homelessness experienced across the country, Sophia kept working despite the challenges faced. We continued to support the growing number of families and individuals referred to our housing and support services at various locations around the country.

In Sligo, the Tubbercurry project moved into its next phase and planning permission was granted to develop a site for homeless couples in Sean McDermott Street in Dublin.

We continued to work closely with the Dublin Region Homeless Executive and, indeed, with the other charitable and statutory organisations in the sector in addressing the issue of homelessness. This collaboration is very much valued by Sophia and we look forward to continuing to work with our colleagues in providing services to those who need them the most.

We also continued developing and implementing our strategic plan in order to strengthen Sophia's position as an organisation which puts the needs, both environmental and emotional, of our tenants to the fore.



I look forward to the next year of challenges for Sophia. We will seek to build on our brand and strengthen it in order to raise awareness of our mission. We will invest in people and make positive changes in the lives of the people we support throughout the country.

I would like to thank the Board of Sophia for their ongoing commitment to the organisation. Special thanks also to the hardworking, resourceful and dedicated staff of Sophia, without whom, we could not ensure the best possible service for all the families and individuals we engage with.

Liam Brazil
Chairman, Sophia



“Sophia is all about making positive changes in the lives of those who are most vulnerable in our society”

Joint CEO Report

2012 marked another significant year for Sophia. During this year we saw an increase in our tenant numbers, especially with families and children. Our holistic model of support which is a person-centred model, involves working with individuals and families at their own pace. We use a key working and care-planning model to support them in their journey from homelessness towards greater independence.



Our Nurturing Centre for children is a unique model of care for children and young people. The centre provides a safe, calm space for all our children, a place they can be themselves and share their own personal experience of homelessness.

We were honoured to welcome Minister Jan O'Sullivan who launched our 2011 Annual Report. In welcoming the Minister, Jean Quinn DW recognised the Minister's commitment to see a transformation in the State's attitude to housing so that all citizens, regardless of their means, can aspire to a life in a secure home. Jean assured the Minister that Sophia was committed to ending homelessness by playing our part with the Government to support those who are homeless so that everyone, especially the people we journey with in Sophia, can access secure and sustainable housing.

Our planning for 2012 suggested we needed to make radical changes in a way forward for the organisation. A team, with the support of the Monalee Consultancy, worked on a Strategic Plan, which was passed by the Board of Directors. Part of the plan was the investment in human resources, which would take place in 2012 with the appointment of a CEO who would run the reconfigured services into the future.

Jean Quinn and Eamonn Martin
Joint CEOs, Sophia



Message from Jean Quinn DW, Founder of Sophia

Sophia continues to make positives changes in the lives of those of those who are most vulnerable and on the margins of our society. Sophia collaborates with many organisations and religious groups who are supporting new and innovative approaches to housing for single people and families.

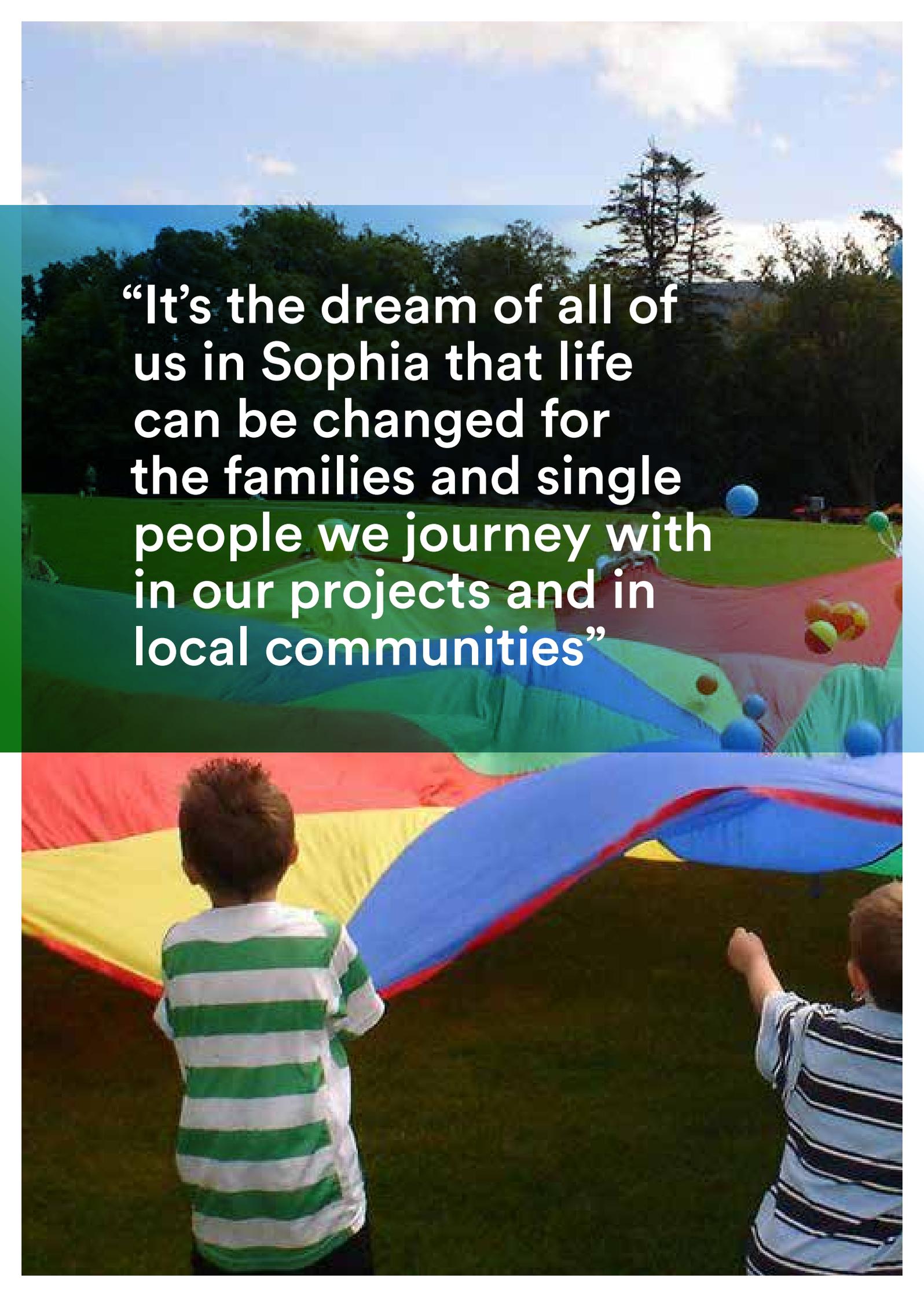


Our concern for Sophia is about the continuing rise in homelessness in Ireland. We are also concerned about the “new homeless” those who were hit by the economic downturn in the past few years. We have a major concern in relation to children who experienced homelessness as part of families caught up in the homeless cycle. Statistics indicate that approximately 1 in 5 children are “at risk” of poverty.

In all of us, no matter where we come from, is that deep down there is a hunger, a longing, a desire, a reaching out for someplace. For some it is a space they call home. This is what the homeless want, having a place they can call home and making their own mark on the world. Like all of us they need to go on a journey - the journey inward. Another human yearning they have, like all of us, is for intimacy, for belonging, for a relationship. Finding home, returning home, making home, evokes feelings of safety, of belonging, of being nurtured and cared for and accepted for who we are. Coming to Sophia for me means people have found a space they can call “home”.

It's the dream of all of us in Sophia that life can be changed for the families and single people we journey with in our projects and in local communities. Voluntary organisations like Sophia are powerful instruments in building up communities again, working in partnerships and together sharing the responsibility for one another. Whilst I believe that the State has a leading role in providing healthy communities, which provides housing for the homeless, it is not alone in its responsibility. It is the responsibility of all of us citizens of this country to bring about a just society and to formulate policies that can be transformed into numerous forms of actions by all. My goal for Sophia is not that we become the voice for the voiceless but rather in some way help ensure that those without a voice, find one.

I would like to take this opportunity to thank our extraordinary staff, various teams in all our projects, and most especially I want to thank all the people we are privileged to journey with in all our Sophia projects.



“It’s the dream of all of us in Sophia that life can be changed for the families and single people we journey with in our projects and in local communities”



Projects

Dublin

At **25 Cork Street** there are 50 one, two and three bedroom apartments providing long-term supported accommodation, a Nurturing Centre, an onsite café, a Wisdom Centre and conference facilities. All tenants work with a dedicated support worker.

In 2012 the Cork Street team increased its size and working hours to meet the demanding needs of the tenants. As we accepted more families it was identified that having staff present from 9 to 5 was no longer sufficient to meet the tenants needs. With the introduction of shift attendants we were able to provide almost 24 hour support to the tenants.

At **Hazelgrove, Donabate**, there are 19 two-bed units and 2 three-bed units, a Nurturing Centre and meeting and counselling rooms. The project provides semi permanent accommodation to families making the transition from homeless. The aim is for families to move on within six months to either local authority or long term accommodation. All tenants work with a dedicated support worker. A Tenancy Sustainment support worker provides support to Service Users in the community to maintain their tenancies. The Tenancy Sustainment Worker covers the Fingal area of Dublin from West Dublin to North County Dublin.

In **Churchtown, Camberley House**, there are 6 two-bed apartments for families in partnership with Dun Laoghaire/Rathdown County Council. In January 2012 Camberley house changed from semi permanent accommodation to temporary emergency accommodation. The team expanded during this change providing onsite cover until 9pm seven days a week.

In **Fortunestown, Tallaght**, Sophia manages 22 houses/ apartments, 12 of which are short term supported housing and 10 are for longer term supported housing. The team also link with a number of families in an outreach capacity.



Wicklow

In **Greystones**, Sophia participates in a collaborative project with Cheshire Ireland. There are 17 houses in total, eight of which belong to Sophia, and which provide long-term general needs accommodation.



Cork

Sophia has a number of projects throughout the city of Cork:

At **Sullivan's Quay** there 8 two-bed apartments which provides short-term supported accommodation for families.

At **Riverway** There are 5 two-bed apartments which provides short-term supported accommodation for families.

On **Leitrim Street** there are 3 apartments in partnership with Cork City Council which provides short term supported accommodation for single men.

On **Douglas Street** there are 10 units of accommodation offering supported accommodation to people in full time education in partnership with the VEC and Cork City Council.

Togher has a combination of 6 two-bed apartments and four one-bed apartments offering long term housing for families and single people.

A Tenancy Sustainment support worker provides support to Service Users in the community to maintain their tenancies based throughout Cork City. The Cork project Celebrated its 10th birthday this year with an event attended by the Lord Mayor of Cork John Buttimer.



Projects

Limerick

Sophia Limerick, in conjunction with Limerick City Council Regeneration, manages several tenancies throughout Limerick Regeneration areas (**Moyross, Southill, Ballinacurra Weston**). They provide ongoing support to vulnerable families and single people through tenancy sustainment. Sophia also manages 15 apartments providing long term supported tenancies for single women.



Sligo

Development is taking place in **Tubbercurry** in Sligo where building work is developing a complex with 32 apartments.



Childcare



Sophia continued to provide Preschool services and Afterschool groups for the children resident in our projects in Donabate and Cork Street. Practical Parenting Support for Parents and one to one support to children took place if the need was identified.

Children from the local communities attend the preschool services.

Tallaght's children's room allows for a range of childcare activities including supervised access visits and afterschool programme.

In Cork Street and Donabate, preschool and afterschool ran successfully with Cork Street offering a parent and toddler group and Donabate ran a Parents Plus Early Years programme. Cork Street continued to work in partnership with the St John of God Menni preschool children requiring special needs and in Donabate staff sourced funding for a Special Needs Assistant for one of the children in the preschool through the Disability Service in the HSE and were part of the Fingal County Childcare Committee Parenting Initiative.

All Sophia Projects provided seasonal activities including Easter Egg Hunts, Summer projects/outings, Halloween and Christmas parties. A winter wonderland was created in a number of projects helping the children celebrate Christmas.

Fundraising Initiatives

Throughout 2012, Sophia benefited from fundraising support from both corporates and individuals. Some of the fundraising events which took place include;

Sophia Dine with Friends events, Easter Egg Hunt with GE Captial, 10k Challenge, Mini Marathon team, Capita Halloween Treats sale and Annual Fun Day in Newbridge House, Young Folk charity single launch gig in Whelan's and a Shoe Box Appeal. We thank everyone who gave time and effort into organising these events, and to those who donated to Sophia as a result.



Volunteering at Sophia

Volunteer opportunities are many and varied at Sophia. In 2012 we were fortunate enough to have the support of a small dedicated group of individuals who gave generously of their time and energy to improve the lives of our residents. In addition, we garnered support from some Corporate partners too. Collectively our volunteer base ensured our residents get to enjoy living in clean, well maintained, welcoming projects where they are encouraged to do their bit to maintain the surrounds and support our volunteers efforts. In addition, qualified therapists of many disciplines provide their service free of charge to residents. Examples of the valuable support Sophia received include the following;

- Gardening projects by Corporate volunteers
- Painting projects by Corporate volunteers
- Resident fun days
- Children's parties
- Therapy treatments including aromatherapy, yoga, counselling and art therapy for residents.

Community Employment Scheme

In 2012, through the CE Scheme, almost 70 people worked in Sophia services. Sophia's CE team is managed by three CE Supervisors who recruit and organise individual training and development programmes, and liaise with Government agencies in relation to the scheme. Many people who have had work placement at Sophia have gone on to further training, employment and indeed some have set up their own businesses. Undoubtedly, Sophia could not run its full range of services without the unstinting commitment of its CE team and we thank them most sincerely for their efforts.

Resident's Poem

Home Sweet Home

Sophia Housing is Home Sweet Home for me,
If it wasn't for here I dread to think where I'd be.

I've been in and out of hostels since 1999,
But now finally I've found a place that's truly mine.

All the staff here are second to none,
You're given a key worker who works one to one.

No matter how big or small the issue,
They will work through it with you.

My last hostel was good and I had my own space,
But in Sophia I have my own place.

All the staff treat you with warmth and respect
So from being in and out of hostels it's great to accept.

May I finish by wishing you a Merry Christmas and a Happy New Year
And may your festive season bring you lots of cheer.

Financial Report

Company Information

Chief Executive	Declan Dunne Jean Quinn DW Eamonn Martin	(appointed 3 December 2012) (resigned 3 December 2012) (resigned 3 December 2012)
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Directors	Maureen Seddon DW Helena O'Donoghue Liam Brazil Felix McKenna Derek Donohoe Gráinne Hilton May Lewis DW Kathy Donovan Gerard Fox Paudie O'Donnell	(appointed 24 October 2012) (resigned 1 May 2012) (resigned 12 June 2012) (resigned 12 June 2012) (resigned 12 June 2012)
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Secretary	Felix McKenna
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Company number	310139
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Charity number	CHY 13516
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Registered office and business address	25 Cork Street Dublin 8
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Auditors	ECOVIS BBT Suites D3/D4 The Cubes Offices Beacon South Quarter Sandyford Dublin 18
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Bankers	Bank of Ireland Walkinstown Dublin 12
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Solicitors	Helen O'Boyle & Co. Solicitors 64 Booterstown Avenue Booterstown Co. Dublin
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Director's Report

The directors present their report and the financial statements for the year ended 31 December 2012. The company is a registered charity and hence this report and the financial statements are presented in a form which complies with the requirements of the Companies Acts 1963 to 2012. In addition, although not obliged to comply with the Statement of Recommended Practice (SORP) as issued by the Charity Commissioners for England and Wales in October 2005, the board has strived to adhere to its recommendations where practicable.

Principal activity

Sophia Housing Association Limited ("Sophia") is a weaving of holistic support for vulnerable persons to enable them to become aware of their own inner strengths and potential, so that they may participate fully in society. The principal activity of the company is that of the provision of affordable housing enabling all persons to live independent lives with varying degrees of support.

Realising our vision

Sophia provides different types of accommodation for people who are "out of home" or persons with special needs:

- a. **Support services**
Individual support, programmes, group work and outreach.
- b. **Nurturing centres for children**
Sophia is committed to providing a safe, high quality, hygienic, stimulating, caring and holistic environment where children can reach their full potential, physically, intellectually, linguistically, emotionally and socially.
- c. **Training**
We support people to pursue educational, professional goals that can lead to self development, employment and economic independence.
- d. **Collaboration**
Sophia works alongside other nonprofit organisations government agencies, health care providers, local authorities, religious congregations and local area resource groups to support a partnership approach to creating healthy communities.

Wisdom/Conference Centre

The central focus of our housing development in Cork Street is The Wisdom Centre. It is the creative centrepiece of our Cork Street project and represents our innovative approach to caring for the physical, social, educational and spiritual needs of all persons living at Sophia Housing in Cork Street and the wider community. Sophia has put together a programme and brochure to promote the Wisdom Centre and for the former church which is now a conference centre and for a large meeting/conference room. These centres are available to tenants and staff, and are open to outside groups.

FAS community employment scheme

Sophia has a very significant and worthwhile community employment scheme through FAS. This ensures that the company is able to deliver value for money in the operation of its projects and the participants on the scheme operate in areas such as maintenance, reception, childcare, caretaking, care assistants, catering and hygiene. The programme also provides very good work experience and training to the participants.

Projects

Sophia has completed projects in Cork Street Dublin, Donabate, Tallaght, Ballymun, Churchtown, Greystones, Cork, Sligo, Tubbercurry and Limerick. The main development during 2012 was at the Marist Convent site in Tubbercurry. The first part of this development, 24 units, has been completed and is now operating in collaboration with Wisdom Services, Cregg House, Sligo. A further 30 units in the refurbished existing convent have been completed and tenancing of these is due to start in early 2013. Further developments are planned in Moate, Limerick and Cork.

Annual report

A first annual report to cover 2011 was launched by Minister of State for Housing and Planning Jan O'Sullivan in November 2012.

Appointment of new Chief Executive Officer (CEO)

In December the joint CEO's, Sr. Jean Quinn DW and Eamonn Martin, resigned from their positions but remain on in a part-time capacity in the areas of communications, advocacy and development. A new CEO, Mr. Declan Dunne, was appointed by the Board and commenced his new role in December 2012.

The Board and CEO are monitoring carefully the changing economic environment in which we operate. They plan in 2013 to further develop a fundraising programme to enhance income and donations.

Principal risks and uncertainties

Like many voluntary bodies, Sophia is dependent on statutory funding, donations and fundraising. In the current economic climate, income levels, particularly from the statutory bodies, cannot be guaranteed and we have seen reductions, particularly from the HSE over the last number of years. It is incumbent on the directors to monitor this carefully.

Due to of our experience and level of service provided to the community, Sophia has been asked to work with more persons and families with more complex needs. We are very happy to do this but the continuing cut-backs is making it more difficult to provide the necessary levels of support.

Results

The net surplus for the year was €80,866 (2011 - €483,818).

Director's Report

Companies (Amendment) Act, 1986

The reporting requirements of the Companies (Amendment) Act, 1986 in relation to financial statements do not apply to the company, as it is a company limited by guarantee and not having a share capital.

Directors and Secretary and their interests

In accordance with the Articles of Association, the following directors retire by rotation at the AGM, being eligible, offer themselves for re-election: Liam Brazil, Felix McKenna, Sr. Helena O'Donoghue and Derek Donohue.

The following directors resigned in 2012: May Lewis, Kathy Donovan, Gerard Fox, Paudie O'Donnell. In addition, Gráinne Hilton DW was appointed to the Board during the year.

Books of accounts

The measures taken by the directors to ensure compliance with the requirements of Section 202 of the Companies Act, 1990, regarding proper books of account are the implementation of necessary policies and procedures for recording transactions, the employment of competent personnel with appropriate expertise and the provision of adequate resources to the financial function. The books of account are maintained at the company's office at 25 Cork Street, Dublin 8.

Auditors

During the year, BBT resigned as auditors and were replaced by ECOVIS BBT. ECOVIS BBT have indicated their willingness to continue in office in accordance with the provisions of Section 160(2) of the Companies Act, 1963 to 2012.

Derek Donohue

Director

Liam Brazil

Director

Date: 24 June 2013

Statement of directors' responsibilities

The directors are responsible for preparing the financial statements in accordance with applicable law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Accounting Standards Board and published by Chartered Accountants Ireland.

Irish company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the movement in funds of the company for that year. 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;
- » prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

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

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements are prepared in accordance with accounting standards generally accepted in Ireland and with Irish Statute comprising the Companies Acts 1963 to 2012, and all Regulations to be construed as one with those Acts. 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.

In so far as the directors are aware:

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

Derek Donohoe
Director

Liam Brazil
Director

Date: 24 June 2013

Independent auditors' report to the members of Sophia Housing Association Limited

We have audited the financial statements of Sophia Housing Association Limited for the year ended 31 December 2012 which comprise the statement of financial activities, the balance sheet, the cash flow statement, accounting policies and the related notes. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 193 of the Companies Act, 1990. 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 auditors' 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 described in the statement of directors' responsibilities, the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and accounting standards issued by the Accounting Standards Board and promulgated by Chartered Accountants Ireland (Generally Accepted Accounting Practice in Ireland).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view, in accordance with Generally Accepted Accounting Practice in Ireland, and are properly prepared in accordance with the Companies Acts 1963 to 2012. We state whether we have obtained all the information and explanations we consider necessary for the purposes of our audit and whether the financial statements are in agreement with the books of account. We also report to you our opinion as to:

- » whether the company has kept proper books of account; and
- » whether the directors' report is consistent with the financial statements

We report to the members if, in our opinion, any information specified by law regarding directors' remuneration and directors' transactions is not given and, where practicable, include such information in our report.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error.

However, we have been unable to satisfy ourselves as to the legal title to certain of the properties utilised by Sophia Housing Association Limited. The title to these properties, together with related funding matters, is currently the subject of a legal process of clarification and it is expected that the matter will be resolved within 12 months of the balance sheet date. The carrying value of the properties of which we were unable to satisfy ourselves as to legal title is €4,414,759.

In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Qualified opinion arising from limitation of scope

Except for the financial effects of such adjustments, if any, as might have been determined to be necessary had we been able to obtain sufficient evidence concerning the title to certain properties utilised by Sophia Housing Association Limited, together with related funding matters, in our opinion the financial statements:

- » give a true and fair view, in accordance with Generally Accepted Accounting Practice in Ireland, of the state of the company's affairs as at 31 December 2012 and of its increase in funds for the year then ended; and
- » have been properly prepared in accordance with the Companies Acts 1963 to 2012.

In respect solely of the limitation on our work relating to the title to the properties in question and related funding matters, we have not obtained all the information and explanation that we considered necessary for the purposes of our audit.

In our opinion proper books of account have been kept by the company. The financial statements are in agreement with the books of account.

In our opinion, the information given in the directors report is consistent with the financial statements.

William D Spicer

for and behalf of
ECOVIS BBT
Chartered Accountants and Registered Auditors
The Gables
Torquay Road
Foxrock
Dublin 18

24 June 2013

Statement of financial activities

for the year ended 31 December 2012

		Endowment	Restricted	Unrestricted		
		funds	funds	funds	2012	2011
	Notes	€	€	€	€	€
Incoming resources						
Revenue based grants	3	-	1,897,546	-	1,897,546	1,708,279
FAS community employment		-	997,886	-	997,886	1,298,067
Rents and service charges		-	-	344,109	344,109	306,142
Donations and fund raising income		-	19,994	88,560	108,554	71,593
Catering		-	-	54,192	54,192	48,981
Nurturing and wisdom centre fees		-	-	46,150	46,150	35,709
Interest receivable and similar income	4	-	-	5,465	5,465	3,968
Capital donations		-	-	-	-	397,134
Total incoming resources		-	2,915,426	538,476	3,453,902	3,869,873
Resources expended						
Support and services for persons/families in housing projects		-	(2,653,557)	(76,330)	(2,729,887)	(2,752,602)
Finance and administration		-	(189,109)	(78,853)	(267,962)	(273,503)
Repairs and maintenance		-	(114,751)	(76,500)	(191,251)	(178,228)
Depreciation		(7,943)	(94,813)	-	(102,756)	(100,668)
Fundraising and events costs		-	(2,750)	(24,745)	(27,495)	(30,677)
Catering		-	(5,315)	(21,258)	(26,573)	(25,507)
Interest payable and similar charges	5	-	-	(14,261)	(14,261)	(12,576)
Research, development and education		-	(11,566)	(1,285)	(12,851)	(9,322)
Loss on discontinuation of project		-	-	-	-	(2,972)
Total resources expended		(7,943)	(3,071,861)	(293,232)	(3,373,036)	(3,386,055)
Surplus in year	15	(7,943)	(156,435)	245,244	80,866	483,818

The financial statements were approved by the board and authorised for issue on 24 June 2013.

Balance sheet

for the year ended 31 December 2012

			2012		2011
	Notes	€	€	€	€
Fixed assets					
Housing properties	9	-	43,423,055	-	41,432,293
Less: CAS/CLSS loans	9	-	(36,771,095)	-	(34,784,130)
		-	6,651,960	-	6,648,163
Other tangible assets	10	-	655,758	-	744,596
Financial assets	11	-	9	-	9
			7,307,727		7,392,768
Current assets					
Debtors	12	2,071,738	-	641,740	-
Cash at bank and in hand		670,768	-	768,141	-
		2,742,506		1,409,881	
Creditors: amounts falling due within one year	13	(2,181,808)	-	(1,015,090)	-
Net current (liabilities)/assets		-	560,698	-	394,791
Net assets	-	-	7,868,425	-	7,787,559
Reserves					
Sinking fund	15	-	70,000	-	60,000
Accumulated funds					
- endowment	15	-	381,248	-	389,191
- restricted	15	-	6,756,287	-	6,922,722
- unrestricted	15	-	660,890	-	415,646
Retained funds	16	-	7,868,425	-	7,787,559

The financial statements were approved by the board and authorised for issue on 24 June 2013.

Cash flow statement

for the year ended 31 December 2012

		2012	2011
	Notes	€	€
Reconciliation of deficit in year to net cash flow from charitable activities			
Surplus in the year		80,866	483,818
Capital donations		-	(397,134)
Depreciation		102,756	100,668
Interest payable and similar charges		14,261	12,576
Deposit interest receivable		(5,465)	(3,968)
Movement in stocks		-	1,260
Movement in debtors		(1,429,998)	(205,030)
Movement in creditors		1,410,640	(477,698)
Net cash inflow/(outflow) from charitable activities		173,060	(485,508)
Cash flow statement			
Net cash inflow/(outflow) from charitable activities		173,060	(485,508)
Returns on investments and servicing of finance	17	(8,796)	(8,608)
Capital expenditure	17	(13,918)	(101,018)
Cash flow movement on properties acquired during the year	9	(3,797)	125,962
		146,549	(469,172)
Financing	17	(3,675)	(13,825)
Increase/(decrease) in cash in the year		142,874	(482,997)
Reconciliation of net cash flow to movement in net funds			
Increase/(decrease) in cash in the year		142,874	(482,997)
Cash outflow from decrease in debt		3,675	13,825
Change in net funds		146,549	(469,172)
Net funds at beginning of year		300,636	769,808
Net funds at end of year		447,185	300,636

Notes to the financial statements for the year ended 31 December 2012

1. Governing body

The governing body of the company is the Executive Committee which comprises directors duly appointed in writing by the subscribers to the Memorandum of Association.

The Company was granted Approved Status by the Department of the Environment as a housing body under Section 6 of the Housing (Miscellaneous Provisions) Act, 1992 for the purposes of voluntary housing.

The Company is affiliated to the Irish Council for Social Housing and The Disability Federation of Ireland.

2. Accounting policies

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

Accounting convention

The financial statements have been prepared in accordance with accounting standards generally accepted in Ireland and Irish Statute comprising Companies Acts 1963 to 2012. Accounting standards generally accepted in Ireland in preparing financial statements giving a true and fair view are those published by Chartered Accountants Ireland and issued by the Accounting Standards Board. The financial statements have been prepared under the historical cost convention and the revised Statement of Recommended Practice (SORP), Accounting and Reporting by Charities ("Charities SORP"), issued by the Charity Commissioners in 2005. The financial statements do however depart from the Charities SORP in regard to the accounting for CAS/CLSS loans.

The departure arises as a result of aspects of the financial statements being prepared in accordance with the Statement of Recommended Practice (SORP), Accounting by Registered Social Landlords ("Landlords SORP"). CAS/CLSS loans have been accounted for using the Landlords SORP as the directors believe it to be the most appropriate method of accounting for these instruments.

The financial impact on the financial statements if the company was to adopt the Charities SORP to account for CAS/CLSS loans would result in the cumulative restricted reserves and net assets of the company increasing by the carrying value of the CAS/CLSS loans disclosed in note 9 to the financial statements.

Consolidated financial statements

The directors have elected to avail of the exemption under Section 154 of the Companies Act, 1963 from the requirement to prepare consolidated financial statements.

Tangible fixed assets and depreciation

Fixed assets are stated at cost less accumulated depreciation. Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Housing properties financed by way of CAS/CLSS	-	Nil (see below)
Assets in the course of construction	-	Nil
Fixtures and fittings	-	15% straight line
Cork Street fit out	-	15% straight line
Computers	-	15% straight line
Motor Vehicles	-	20% straight line

Housing properties

Depreciation is not provided on housing properties on the basis that these properties have been financed by way of CAS/CLSS loans which are repayable in full over a period of twenty to thirty years. Expenditure on these properties is capitalised as incurred.

Capital Assistance Scheme/Capital Loan and Subsidy Scheme ("CAS/CLSS") loans

CAS/CLSS loans have not been amortised on the basis they remain repayable in full over a period of twenty to thirty years from the date of advance. On completion of the loan period, provided certain conditions are met, the loans and interest, if applicable, are relieved in full and will be released to reserves.

Notes to the financial statements for the year ended 31 December 2012

Taxation

There is no tax charge for the year as the company is registered with the Revenue Commissioners as a charity and is not trading for the acquisition of gain by the members.

Financial assets

Fixed asset investments are stated at cost less provision for permanent diminution in value.

Leasing and hire purchase commitments

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce constant periodic rates of charge on the net obligations outstanding in each period.

Recognition of income and capital contributions

Income, principally revenue based grants and rents, is recognised on an accruals basis.

Restricted contributions and donations are recorded in or deferred to the period in which the related expenditure is charged. In accordance with best practice, fundraising income is shown gross without deduction of any overhead costs involved in raising such funds.

All unrestricted income and donations are included in the financial statements on the basis of amounts received and receivable.

Grants

Grants received to fund non-capital expenditure are credited to the statement of financial activities in the period in which the related expenditure is incurred. Grants due but not received at the year end are included as "grant income receivable" in the balance sheet. Grants received which relate to expenditure not yet incurred are deferred and included under "deferred grant income" in the balance sheet. Grants received to fund capital expenditure are deducted from the cost of the related asset, with a consequent reduction in the annual depreciation charge.

Pensions

The company contributes to the pension schemes of a number of its employees. These schemes are regarded as defined contribution schemes for the purposes of the Pensions Act 1990. Payments are made directly to pension trusts which are financially separate from the company and are charged to the statement of financial activities in the year in which they become payable.

Reserves

Restricted funds (including endowment funds)

Restricted funds are funds subject to specific trusts, which may be declared by the donor(s) or with their authority or created through legal process, but are still within the wider objectives of the company's charitable activities. Restricted funds may be restricted income funds, which are expendable at the discretion of the company in furtherance of some particular aspect(s) of its charitable objectives, or they may be capital funds, where the assets are required to be invested, or retained for actual use, rather than expended.

Unrestricted funds

Unrestricted funds are expendable at the discretion of the company in furtherance of its charitable objectives.

Notes to the financial statements for the year ended 31 December 2012

3	Revenue based grants	2012	2011
		€	€
	Dublin City Council	410,979	371,863
	HSE South Western Dublin Area	341,564	361,267
	Cork City Council	280,343	277,977
	HSE Northern Dublin Area	174,086	184,219
	Fingal County Council	165,331	155,301
	Dun Laoghaire Rathdown County Council	157,351	54,538
	South Hill regeneration, Limerick	120,000	113,439
	South Dublin County Council	113,667	76,994
	HSE Southern Cork Area	48,058	48,058
	HSE East Coast Area	36,924	39,052
	Pobal childcare	25,401	25,284
	HSE Southern Dublin Area	23,842	28,338
	Development grants	-	(28,051)
		1,897,546	1,708,279

4	Interest receivable and similar income	2012	2011
		€	€
	Deposit interest	5,465	3,968

5	Interest payable and similar charges	2012	2011
		€	€
	On bank loans and overdrafts	13,893	11,901
	Lease finance charges and hire purchase interest	368	675
		14,261	12,576

6	Statutory and other information	2012	2011
		€	€
	Net movement in funds for the year is stated after charging:		
	Auditors' remuneration	23,744	25,658
	Depreciation of tangible assets	102,756	100,668

Notes to the financial statements for the year ended 31 December 2012

7

Staff numbers and costs

The average number of persons employed by the company during the year was as follows:

	2012	2011
	Number	Number
Social workers and administrators (FAS Community Employment)	67	84
Social workers and administrators	46	40
	113	124

The aggregate payroll costs of these person were as follows:

	2012	2011
	€	€
Wages and salaries	2,350,167	2,471,546
Social welfare costs	148,592	139,930
Pension costs	57,315	55,375
	2,556,074	2,666,851

8.

Pension costs

The company operates a defined contribution pension scheme for certain employees. During the year, pension costs amounted to €57,315 (2011: €55,375). At 31 December 2012, the balance owed to the pension providers was €1,215 (2011: €Nil).

9.

Housing properties and CAS/CLSS loans

		Housing properties		CAS/CLSS loans	
		2012	2011	2012	2011
		€	€	€	€
Cork Street	(i)	19,068,122	19,068,122	13,775,771	13,775,771
Portrane Road, Donabate	(ii)	4,958,787	4,958,787	3,735,027	3,735,027
Fortunestown, Tallaght	(iii)	4,414,759	4,414,759	4,414,759	4,414,759
Greystones, Co Wicklow	(iv)	1,568,437	1,568,437	1,568,430	1,568,430
Sullivan's Quay, Co Cork	(v)	1,580,230	1,580,230	1,556,751	1,556,751
Camberly House, Churchtown	(vi)	1,158,441	1,158,441	1,109,643	1,109,643
Riverway Mews, Co Cork	(vii)	878,072	878,072	860,487	860,487
Sub total housing properties		33,626,848	33,626,848	27,020,868	27,020,868
Assets in the course of construction		9,796,207	7,805,445	9,750,227	7,763,262
		43,423,055	41,432,293	36,771,095	34,784,130

The properties specified above are all funded by way of CAS/CLSS loans. In addition to these properties, the company has a full legal interest in a further property at Seapark, Ballincar, Co Sligo. Further details are given in note 10 to the financial statements.

Notes to the financial statements for the year ended 31 December 2012

- i. Dublin City Council, through the Department of the Environment and Local Government, has provided funding for the purpose of assisting with the provision of housing accommodation at Mercy Convent, Cork Street, Dublin 8. There exists a liability to repay in whole or in part the amount received in certain circumstances.
- ii. Fingal County Council has provided funding for the purpose of assisting with the provision of housing accommodation at Portrane Road, Donabate, Co. Dublin. A liability exists to repay in whole or in part the amount received in certain circumstances.
- iii. South Dublin County Council has provided funding for the purpose of assisting with the provision of housing accommodation at Fortunestown, Tallaght, Co. Dublin. A liability exists to repay in whole or in part the amount received in certain circumstances.
- iv. Wicklow County Council has provided funding for the purpose of assisting with the provision of housing accommodation at St Bridget's Park, Greystones, Co. Wicklow. A liability exists to repay in whole or in part the amount received in certain circumstances.
- v. Cork City Council has a charge over the company's buildings at Riverway Mews, South Douglas Road, Cork and at Sullivan's Quay, Cork, to secure a loan of €2,432,443 provided to the company on 30 April 2002 to acquire these buildings. A liability exists to repay in whole or in part the amounts received in certain circumstances.
- vi. Dun Laoghaire Rathdown County Council has a charge over the company's premises at Camberly House, Churchtown, Co. Dublin to secure loans of €1,109,643 provided to the company on 31 March 2003 to acquire those premises. There exists a liability to repay in whole or in part the amounts received in certain circumstances prior to the normal repayment terms of the loans.

Loans advanced by municipal (housing) authorities to the company have a twenty to thirty year repayment period. The company will be relieved of all interest and capital repayments so long as the housing authority is satisfied that the accommodation continues to be properly maintained and to be let to eligible categories of persons at reasonable rents.

In the event that a particular accommodation fails to satisfy the housing authority in this regard, the company will become liable to repay the outstanding balance of the loan together with any accrued interest thereon. In the event of default, the housing authority may take steps to secure redemption of the loan. The company may not, if there is any balance outstanding on a loan, dispose of an accommodation without the consent of the housing authority.

	2012
	€
Movement on properties acquired during the year CAS/CLSS loans received during the year	
Balance at 31 December 2012	(36,771,095)
Balance at 31 December 2011	(34,784,130)
Received during the year	(1,986,965)
Cost of properties acquired	
Balance at 31 December 2012	43,423,055
Balance at 31 December 2011	41,432,293
Cost during the year	1,990,762
Cash flow movement on properties acquired during the year	3,797

Notes to the financial statements for the year ended 31 December 2012

10. Other tangible assets

	Housing properties	Fixtures, fittings and equipment	Cork Street Fit out	Computers	Motor vehicles	Total
		€	€	€	€	€
Cost						
At 1 January 2012	397,134	611,474	125,601	116,006	5,000	1,255,215
Additions	-	19,062	-	-	-	19,062
Grant assisted assets	-	(5,144)	-	-	-	(5,144)
At 31 December 2012	397,134	625,392	125,601	116,006	5,000	1,269,133
Depreciation						
At 1 January 2012	7,943	334,815	73,212	92,649	2,000	510,619
Charge for the year	7,943	68,789	18,840	6,184	1,000	102,756
At 31 December 2012	15,886	403,604	92,052	98,833	3,000	613,375
Net book values						
At 31 December 2012	381,248	221,788	33,549	17,173	2,000	655,758
At 31 December 2011	389,191	276,659	52,389	23,357	3,000	744,596

In the prior year, the company was gifted the legal interest in a property at seapark, Ballinacra, Co.Sligo by The Daughters of Wisdom. At the time of the transfer, the property was valued at €397,134. The Daughters of Wisdom retain a beneficial interest in this property. In the event that the property is withdrawn from charitable use, The Daughters of Wisdom have the right to direct that the property be sold on terms specified by them and they shall be entitled to retain the proceeds of such a sale.

Included above are assets held under finance leases or hire purchase contracts as follows:

Asset description	2012		2011	
	Net book value	Depreciation charge	Net book value	Depreciation charge
	€	€	€	€
Computer Equipment	7,986	2,178	10,164	2,178

The ownership of the leased computer equipment was transferred to Sophia Housing Association Limited during the year.

Notes to the financial statements for the year ended 31 December 2012

11. Financial assets

	2012	2011
	€	€
Shares in subsidiary undertaking at cost	9	9

The company holds 20% or more of the share capital of the following company:

	Class	Country of registration or incorporation	Percentage holding
City Park House Management Limited	Ordinary shares	Republic of Ireland	56.25%

The capital and reserves, and results of this undertaking for the year ended 31 January 2012 were as follows:

	Capital and reserves	Profit for the year
	€	€
	1,565	1,432

City Park House Management Limited is registered in the Republic of Ireland and its principal activity is that of a property management company. The registered office is City Park House, Sullivans Quay, Co.Cork.

12. Debtors

	2012	2011
Trade debtors	13,579	12,208
Prepayments and accrued income	15,671	4,301
Grant income receivable	188,277	439,789
Other debtors	1,854,211	185,442
	2,071,738	641,740

Notes to the financial statements for the year ended 31 December 2012

13. Creditors: amounts falling due within one year

	2012	2011
	€	€
Bank loans and overdrafts	220,967	459,899
Net obligations under finance lease	2,616	7,606
Trade creditors	1,776,710	91,000
Tax and social welfare (see note 14)	41,936	38,792
Deferred grant income	74,212	144,303
Other creditors	21,445	15,928
Accruals and deferred income		
Pension accrual	1,215	-
Other accruals	42,707	257,562
	2,181,808	1,015,090

Included in bank loans and overdrafts is a loan from Clann Credo, which has been provided with a Solicitors undertaking to discharge the principal and any interest outstanding in this regard from refundable deposits due to the company.

14. Tax and social welfare

	2012	2011
	€	€
Creditors:		
PAYE/USC	24,711	22,391
PRSI	17,225	16,401
	41,936	38,792

Notes to the financial statements for the year ended 31 December 2012

15. Reserves

	Sinking fund	Endowment fund	Restricted fund	Unrestricted fund	Total
	€	€	€	€	€
At beginning of year	60,000	389,191	6,922,722	415,646	7,787,559
Surplus in year	-	(7,943)	(156,435)	245,244	80,866
Transfer to sinking fund	10,000	-	(10,000)	-	-
	70,000	381,248	6,756,287	660,890	7,868,425

16. Reconciliation of movements in retained funds

	2012	2011
	€	€
Surplus in year	80,866	483,819
Retained funds at beginning of year	7,787,559	7,303,740
Retained funds at end of year	7,868,425	7,787,559

17. Gross cash flows

	2012	2011
	€	€
Returns on investments and servicing of finance		
Deposit interest received	5,465	3,968
Interest paid on bank loans and overdrafts	(13,893)	(11,901)
Interest element of finance lease rental payments	(368)	(675)
	(8,796)	(8,608)
Capital expenditure		
Payments to acquire tangible fixed assets	(13,918)	(101,018)
Financing		
Bank loans drawn down	62,063	22,978
Bank loans repaid	(60,748)	(32,121)
Finance lease repayments	(4,990)	(4,682)
	(3,675)	(13,825)

Notes to the financial statements for the year ended 31 December 2012

18. Analysis of changes in net funds

	Opening balance	Cash flows	Closing balance
	€	€	€
Cash at bank and in hand	768,141	(97,373)	670,768
Bank overdrafts and other short term finance	(282,074)	240,247	(41,827)
Total cash and demand debt	486,067	142,874	628,941
Debt due within one year	(177,825)	(1,315)	(179,140)
Finance leases and hire purchase contracts	(7,606)	4,990	(2,616)
Total term finance	(185,431)	3,675	(181,756)
Net funds	300,636	146,549	447,185

19. Capital structure

The company is limited by guarantee and does not have a share capital. The company has 6 members each of whose liability is limited to €1.269738.

20. Related party transactions

The directors have identified the following transactions which are required to be disclosed in accordance with FRS 8, Related Party Disclosures:

City Park House Management Limited is a subsidiary of the company. During the year, the company contributed €2,481 (2011: €2,481) towards various costs of City Park House Management Limited. At 31 December 2012, the balance owed to City Park House Management Limited in this regard was €Nil (2011: €Nil).

21. Going concern

As noted in the directors' report on pages 1 to 3, the company is dependent on statutory funding, donations and fundraising in order that it may continue to discharge its obligations as they fall due. The directors are cognisant that, in the current economic climate, income of this nature cannot be guaranteed. After making all reasonable enquiries, the directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements.

22. Approval of financial statements

The financial statements were approved by the board and authorised for issue on 24 June 2013.



Sophia

inspiring change - ending homelessness

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