



**Peter
McVerry
Trust**

Opening doors for
homeless people

Peter McVerry Trust
Annual Report 2019

Board of Directors 2019



Rod Ensor – Chairperson (Re-elected 2019-2022)

Fr. Peter McVerry – Secretary

Peter Birthistle – Treasurer (Re-elected 2019-2022)

Philip Crowley

Patricia Bourke

Audrey Byrne

Philip Crowley

Wenda Edwards (Stepped Down 31st December 2019)

Dick Lavelle

Terry McCabe (Elected May 2019)

Ciara O’Sullivan

Chief Executive Officer: Mr Pat Doyle

Registered Office: Peter McVerry Trust,
29 Mountjoy Square,
Dublin 1, D01 C2N4

Registered Charity Number: 20015282

Company Registration Number: 98934

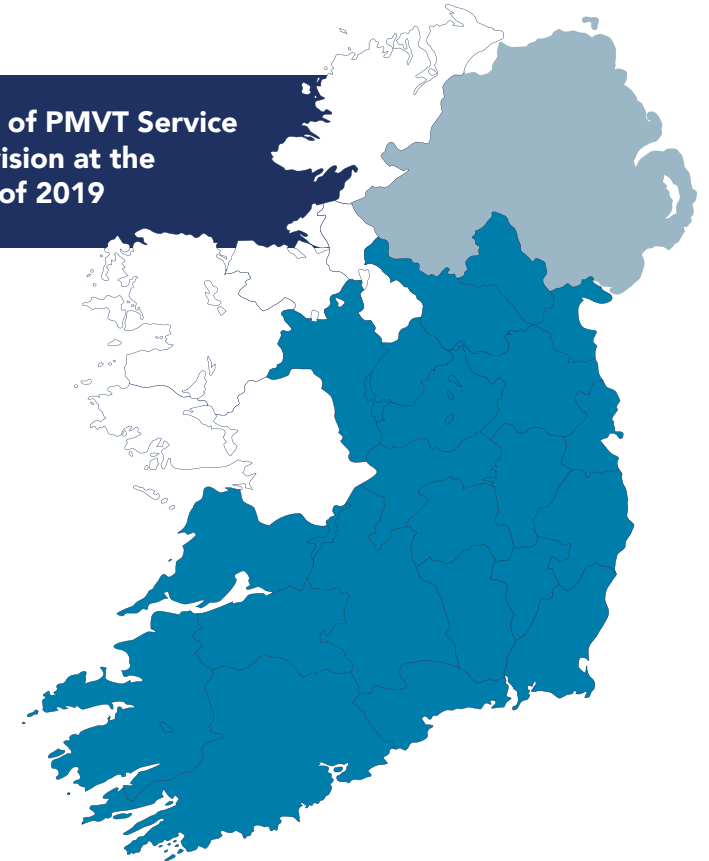
CHY Number: 7256

Solicitors: Lavelle Solicitors,
St James’ House,
Adelaide Road,
Dublin 2, D02 Y017

Bankers: Ulster Bank,
Bank of Ireland,
Allied Irish Bank.

Auditors: Donal Ryan & Associates,
34 Manor Street, Dublin 7,
D07 FX33

**Map of PMVT Service
Provision at the
end of 2019**



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Images: Gansee Films
Printed by: POD Digital Print Solutions



Vision

An Ireland that supports all those on the margins and upholds their rights to full inclusion in society. Peter McVerry Trust is committed to reducing homelessness, the harm caused by substance misuse and social disadvantage.



Mission

Peter McVerry Trust provides low threshold entry services, primarily to younger people and vulnerable adults with complex needs, and offers pathways out of homelessness based on the principles of the Housing First model. To target those most marginalised in society and offer a safe, challenging and supportive environment through our service provision.



Aims

To treat participants with warmth and respect and actively encourage them to be involved in all aspects of their own support plan.

To offer a comprehensive prevention package of support to reduce the likelihood of homelessness to those leaving care, those leaving treatment, those leaving prison or other institutions and those whose accommodation is vulnerable.

To offer a comprehensive package of support that will provide the best opportunity possible for them and assist them in planning a pathway out of homelessness or drug use, or if they continue to use drugs, to assist them towards some level of stabilisation in order to live a life of dignity, with respect and opportunity.

To assist each person to re-establish himself or herself in the community and move towards greater independence.

Robby

There were times I fell, times things got in the way, but now that I finally am here, I finally got the keys to my own place, my own property, with such beautiful scenery, it's unbelievable.



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Introduction by the CEO

In 2019 Peter McVerry Trust continued to respond with dignity, and urgency, to the needs of people who are at risk or impacted by homelessness. As CEO, I am also proud that we continued to provide high quality, professional supports and services for those who are vulnerable and on the margins of our society.

In 2019, the homeless crisis continued to grow and reached record levels. As an organisation, Peter McVerry Trust has remained committed to doing what we can, where we can, when we can, to respond to the need that exists. This annual report offers only a snapshot of our work throughout the year. Among the organisation's activities highlighted in this annual report is the charity's significant growth in the number of new homes that Peter McVerry Trust provides directly to people who have been impacted by homelessness. The delivery of these new homes is a key strategic goal and one that allows us to grow and ramp up our delivery of the Housing First programme. I am delighted to include in this report details of our expanded Housing First remit, and an extension of our strategic partnership with Dr Sam Tsemberis and the Pathways Housing First Institute.

As we worked relentlessly to offer more housing pathways to people, we also continued to meet the immediate need for emergency accommodation.

This report also highlights new services, for single people and families, in counties Dublin, Louth, Kildare, Meath.

In 2019, we also had the honour of welcoming President Michael D. Higgins to Tabor House to mark the service's 40th anniversary. Tabor House continues to be at the core of what we do, as it continues to offer a safe space to

out-of-home young people in the care of the State. Another Under 18s residential service that marked a key milestone was Balcurriss in Ballymun. These two long-standing services are among many that provide invaluable support to young people in need of additional help and support.

Our work supporting children grew in 2019, with Peter McVerry Trust taking on the management and delivery of two specialist learning centres for teenagers. These services - the Carline Learning Centre, and the CMS Learning Centre - are now fully integrated into Peter McVerry Trust, and we continue to resource and grow their capacity to respond to the educational needs of young people who have been excluded from mainstream education.

I would like to acknowledge everyone who supports our invaluable work. Firstly, I would like to note the funding that we receive to deliver services contracted in partnership with, and on behalf of, local authorities and the State. I would also like to acknowledge the role of the Department of Housing, Planning and Local Government in funding us and also the Dublin Region Homeless Executive, both key partners in the delivery of Peter McVerry Trust's services. To our donors, your generosity and ongoing support of our work are deeply appreciated, and as CEO, I hope you are left in no doubt as to the impact of the funds donated. I would like to place on record the organisation's gratitude to the people that have decided to share their stories with the public in this annual report and indeed through our broader communication work. The people who we work with are an incredibly resilient group, and they continue



to motivate our professional and highly skilled staff to do all that they can to achieve the singular common goal of finding a home for all.

Finally, I want to thank the Board of Directors and the members of the sub-committees of the Board, whose professionalism and dedication ensure the strong governance of this charity.

Pat Doyle
CEO

Message from the Founder



It was another challenging year, to put it mildly. The number of homeless people continued to rise to new record highs. The problem has become normalised, with 10,000 people homeless at any time no longer shocking us. It is safe to say that over the past six years, 25,000 people, including at least 12,000 children, have experienced homelessness, some for prolonged periods of time. But the focus on the numbers of homeless people, as reported by the Department of Housing every month, can distract us from the trauma that each and every person experiences on becoming homeless and having their lives uprooted. The effects include anxiety, stress, loss of self-esteem, depression and sometimes addiction. Living in hostels for years on end, as many have to do, sharing a room every night with strangers, some of whom have addictions, mental health issues or behaviour problems, means that homeless people have no privacy or security. Many regularly complain that they are assaulted, threatened and robbed in hostels. Some are too frightened to use them. I again call on the government to respect the privacy, security and dignity of homeless people by providing the resources to give each homeless person their own room, or at least their own partitioned-off space, where they can sleep knowing they will not be assaulted or robbed.

Many experience despair from time to time. Despair is something that builds up over time, as people see no light at the end of the tunnel. And death may be the result. In 2019, there were 34 deaths of homeless people recorded.

Every child needs security and routine as they grow up. Each child who has become homeless has been damaged, emotionally, developmentally and educationally. Some have suffered mental health problems. Many exhibit behavioural problems, due to the stress that they, and their parents, experience. These Adverse Childhood Experiences (ACEs) may impact them for all their adult lives. Many children are resilient and the damage may be minimised. But others will become early school leavers, end up in adult homelessness, or become addicted and end up in prison. The State will pay a heavy price for its failure to address, rapidly and adequately, the ongoing problem of homeless children.

The solution to homelessness is not complex. Any homeless child can tell you the solution. It is to give them a home, which is affordable and secure. The State's dependence on the private rented sector to provide "social housing" fails to provide affordable and secure housing. No-fault tenants can be evicted at several months' notice, and almost half of all tenants are paying a "top-up" to the landlord which they can ill afford. The problem is not primarily money – we are paying private landlords €2 million per day to provide insecure "social housing." The problem is primarily political will. The State has enough land to allow the local authorities to build over 100,000 new social houses. This year, the local authorities built 858.

Given the crisis of homelessness, the Peter McVerry Trust has always been more than willing to do everything we can to address the problem, inadequate as that inevitably is. This year was the 40th anniversary of the opening of our very first hostel and we were delighted to welcome President Michael D. Higgins to celebrate the event, where he met some of our very first residents who returned for the occasion.

We now provide 40 hostels with almost 1,000 homeless people staying there each day. However, we realise that hostels are not the solution to homelessness, but only to rough sleeping. Our priority is to provide long-term housing for those who are homeless. We now have over 500 apartments to provide permanent housing. The Housing First project, where homeless people with multiple needs, are housed and supported has expanded rapidly. We have also opened a state-of-the-art social housing scheme adjacent to our hostel in Finglas.

We have opened a residential stabilisation service for that minority of homeless people with an addiction, to complement our existing day treatment programme, residential detox and treatment centres.

In our efforts to try to prevent homelessness, we have incorporated into the Trust the Carline Educational Centre for children at risk.

We partnered with DCU on an educational research project to try to identify the educational deficiencies which may have contributed to some people becoming homeless.

All this is only possible because we have a wonderfully talented and committed management team and staff, to whom all the credit belongs. They have changed the lives of some homeless people, alleviated the distress of many others, and prevented some from experiencing the trauma of homelessness. Homeless people regularly bring their complaints about their hostel experience to me, but they invariably end by saying, "But the staff are wonderful." They are the unsung heroes in the fight against homelessness.

A handwritten signature in black ink, which appears to read 'Peter McVerry SJ'.

Fr Peter McVerry SJ

Year In Review - 2019



JANUARY

Work begins on our first repair and lease home in partnership with Fingal County Council.



FEBRUARY

Peter McVerry Trust delivers 17 new social housing units. Eight new-build homes at Ravenswood, Fingal, Co. Dublin and nine units in Kilbeggan, Co. Westmeath.



MAY

In partnership with Fingal County Council, and the Dublin Region Homeless Executive, a new homeless service is opens in north Dublin.



JUNE

Peter McVerry Trust takes over the Carline Learning Centre.



SEPTEMBER

The 30th annual Wexford Cycle, our longest running fundraising event, takes place.



OCTOBER

The charity opens a new drug treatment service the Residential Stabilisation Service, in north inner city Dublin.





MARCH

The charity opens a new Aftercare facility on Dublin's south side for young people exiting State care.



APRIL

Peter McVerry Trust announces that it is to benefit from a major new partnership from the Capuchin's which would see €5 million spent on homes for the homeless.



JULY

40 people are recruited as part of Peter McVerry Trust's Graduate Programme 2019.



AUGUST

The charity begins operating a new Training and Development Centre to assist with ongoing professional development of its staff.



NOVEMBER

Peter McVerry Trust welcomes President Higgins to mark the 40th Anniversary of Tabor House, our first service.



DECEMBER

The charity's last event of the year is our Christmas Carol Concert in St Patrick's Cathedral.

Wayne

Once you have your own place you can invite in whoever you want. You can cook for yourself, and you don't have to be getting your meals handed to you at a certain time, that you can come back and just have your own, cook for yourself, you've your freedom.





Our Services



How We Help



50,000
home support visits by our Housing with Supports team

6,184



Unique individuals supported across Peter McVerry Trust's services in 2019

We now provide over **450** permanent homes to people in need



Who We Work With

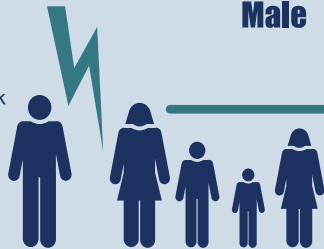
32 the Average Age
of the individuals supported by Peter McVerry Trust in 2018

76%
Male

24%
Female

81%
of those we work with require support with drug use

72%
of those we work with require support in relation to family



60%
required support with respect to mental health



Prevention Services

Peter McVerry Trust has significantly increased its investment in prevention services in recent years. The charity continues to identify and work on areas that can play a key role in preventing homelessness. Our work focuses predominantly on strategic interventions in areas such as education and youth unemployment.

In 2019, we continued to support projects such as the Belvedere Youth Club in Dublin, and the Moyross Youth Academy in Limerick. We continued to fund mental health supports, including trauma counselling for children at second level, and meals programmes for students in disadvantaged areas.

We also took on the management and delivery of two pre-existing specialist learning centres. These centres, Carline and CMS, both located in Dublin, offer educational pathways for young people excluded from mainstream education. The two centres cater primarily for children working towards completion of the Junior Certificate and our goal is to grow and strengthen the work at these centres as they are integrated into Peter McVerry Trust.

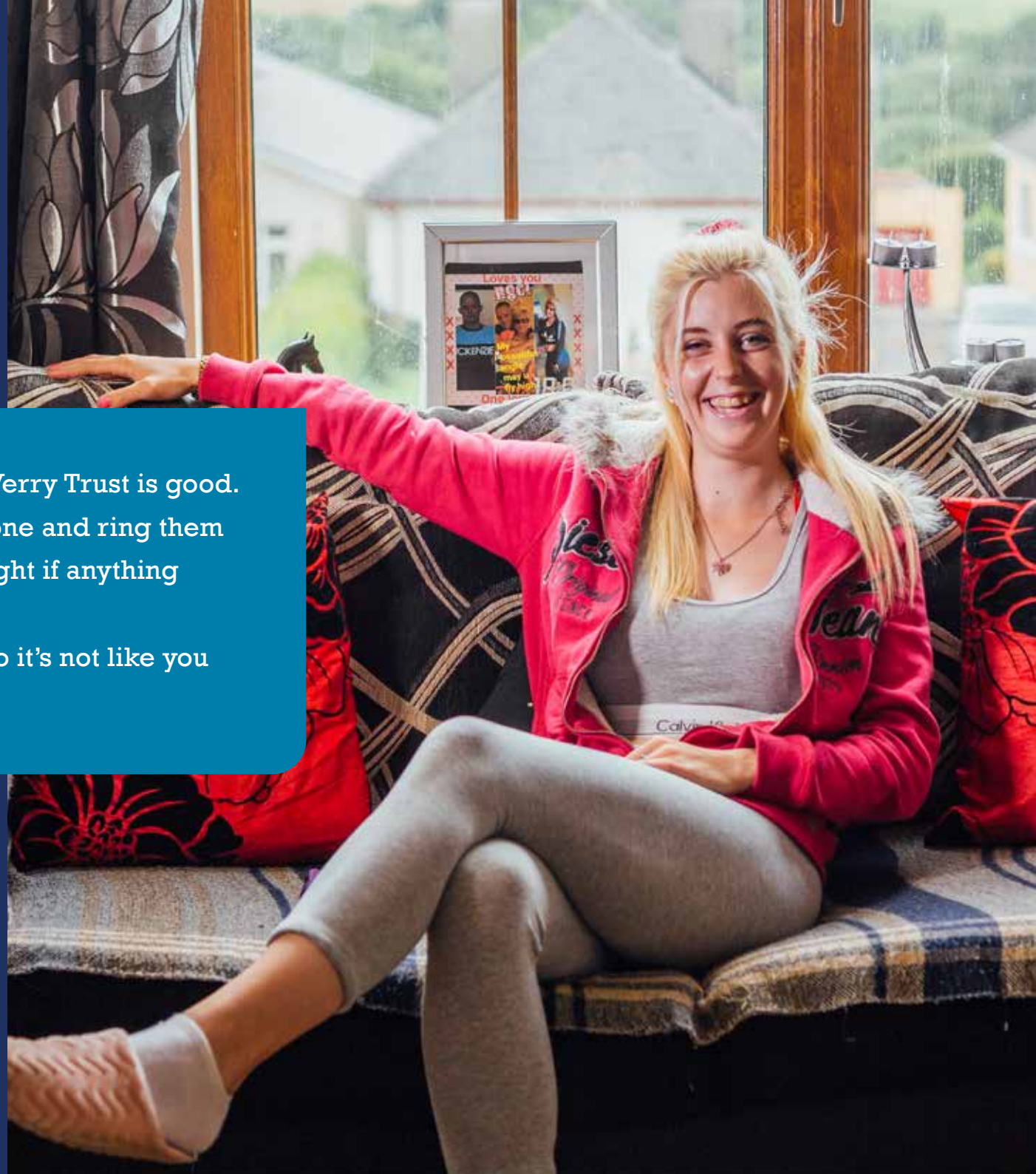
In 2019, we also published a key and important piece of research in partnership with Dublin City University's Educational Disadvantage Centre, on young homeless men's experiences of the education system. The research found a widespread need for reforms and additional supports for vulnerable young people in the education system. The report, *Educational Gaps and Future Solutions*, sets out seven key recommendations to improve young peoples' educational experiences and reduce their risk of becoming homelessness in the future.



Aine

The support from Peter McVerry Trust is good. You can just pick up the phone and ring them anytime, even during the night if anything is wrong.

The support is there 24/7. So it's not like you are left without support.



Homeless Services

In 2019, Peter McVerry Trust continued to play a key role in the provision of essential emergency homeless accommodation. The majority of the homeless accommodation we provide is located in Dublin. However, the charity also provides homeless services in Kildare, Louth and Meath.



In May 2019, Peter McVerry Trust began operating a new Supported Temporary Accommodation Service (STA) in Fingal. This 40 bed STA would be the largest service opened by the charity in 2019. The service was delivered in partnership with the Dublin Region Homeless Executive (DRHE) and Fingal County Council.



In September 2019, Peter McVerry Trust opened its second family hub in Kildare in partnership with the Kildare County Council.



In December 2019, Peter McVerry Trust opened a second family hub service in Meath. This service was delivered in partnership with Meath County Council.

Housing Services

The most appropriate response to homelessness is to provide each person with their own safe, high quality and affordable home.

Peter McVerry Trust remains wholly committed to achieving the right to housing. Our goal is to help as many people as possible to secure their own home with appropriate support.

The charity's Housing with Supports team continued to support tenants across Ireland, from Dublin to Limerick, Wicklow to Louth and across the Midlands.

In 2019 the charity carried out over 50,000 visits to our tenants to support them in their homes and communities.

Southern Area Resettlement Project

The Resettlement Service was established by the Department of Justice and Equality as a specialist service to provide housing move-ons for asylum seekers who have been granted status to live in Ireland but are currently living in Direct Provision centres. Peter McVerry Trust delivers the Resettlement Service in the southern region for counties, Clare, Cork, Kerry, Kildare, Laois, Limerick, Tipperary, Waterford, Wicklow and Westmeath.

Peter McVerry Trust's specialist Resettlement Workers progress housing move-ons through referrals identified by the Department of Justice and Equality by way of in-reach support in Direct Provision centres, and through direct engagement with local authorities and property owners.

In 2019, Peter McVerry Trust worked to progress 77 households from Direct Provision, benefitting 146 people.



Esther

I'm studying culinary, I love cooking. I was being deprived of it when I was in Direct Provision. Now I know I can cook anytime I want and my kids love seeing me cooking in the kitchen, knowing that they are going to get homemade food.

The best thing now is that I have my own privacy. I can go out without having it in mind that somebody else is going to go into my house.

Unlike in Direct Provision when you go out they go in and search your room. Today I am happy that when I am going out, I know that my house is secure, nobody is coming in.



Housing First

As an early adopter, and major supporter, of Housing First, Peter McVerry Trust has been working on the model in Dublin since 2011.

Housing First has become core to our work, and we are glad to report several significant and welcome developments during 2019. This included the further roll-out of the National Implementation Plan on Housing First to new regions and counties.

As part of that roll-out and the ramping up of Housing First across Ireland, Peter McVerry Trust successfully tendered for the Housing First projects in Dublin, the Mid-East, Midlands, and North East regions. This meant that the charity was by year-end, delivering 61% of the Housing First targets under the national implementation plan.

The charity established new regional Housing First teams to service each of these clusters and was working closely with the National Director of Housing First, the Dublin Region Housing Executive, and local authorities to advance our Housing First work in 2019.

Dr Sam Tsemberis and Pathways Housing First Institute

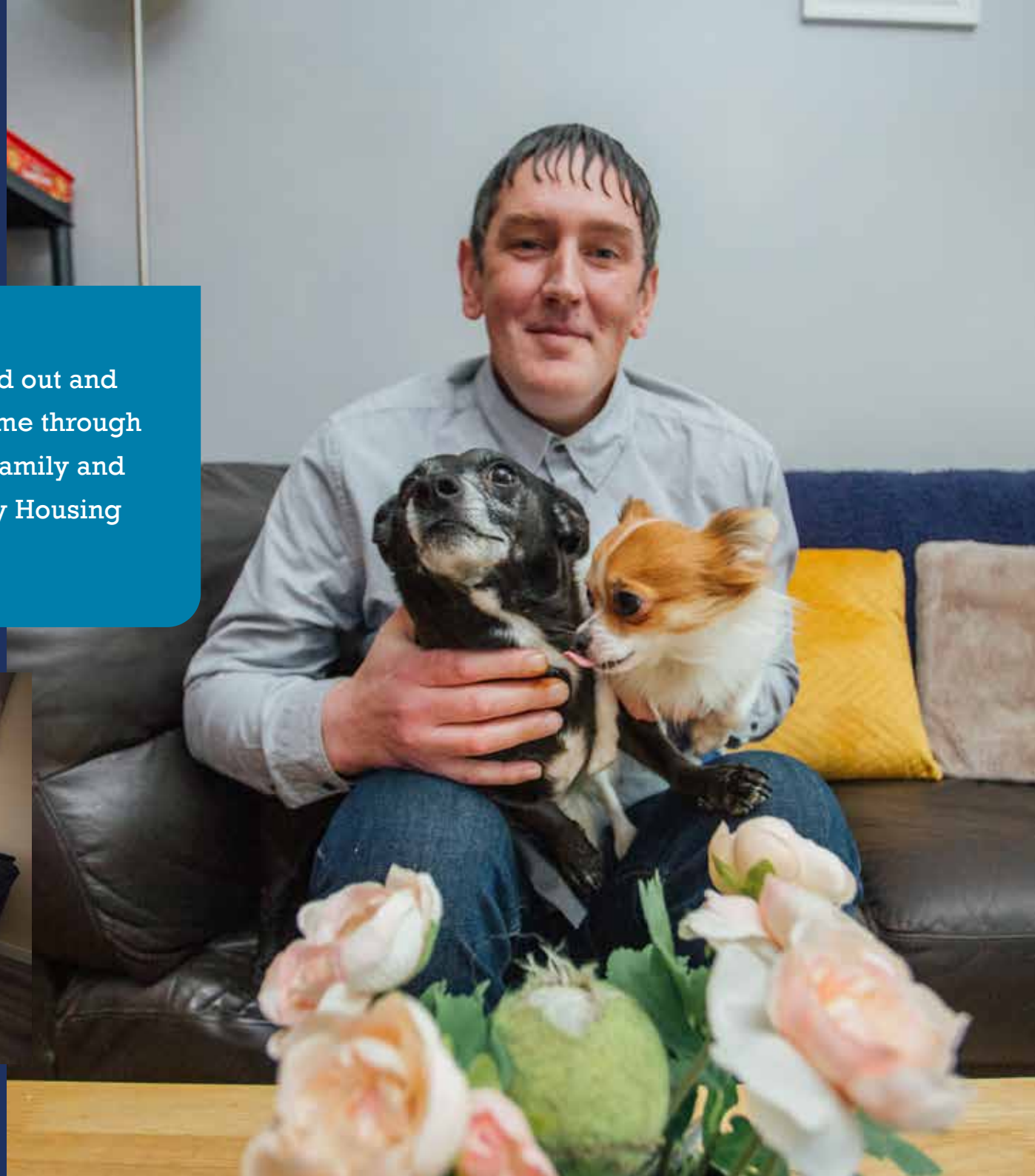
In April 2019, Peter McVerry Trust announced that it had extended its partnership with Dr Sam Tsemberis and the Pathways Housing First Institute until 2022.

Dr Tsemberis, the founder of Housing First and the Pathways Housing First Institute, visited Dublin in September 2019. This partnership sees the Pathways Housing First institute offer accreditation, advice and monitoring to Peter McVerry Trust, to validate our fidelity to the Housing First model.



Keith

I have all my bills sorted out and Housing First, they got me through it as well. It wasn't just family and friends, it was obviously Housing First as well.



Drug Treatment

Peter McVerry Trust provides a number of drug treatment services in Dublin to people impacted by homelessness. Those services include our Residential Community Detox in North County Dublin which offers detox programmes for alcohol, benzodiazepines, cannabis and methadone. Our Day Service based in Dublin 7, offers Drug Stabilisation and Early Relapse Prevention Programmes.

In addition to these services, the charity also works to provide drug outreach programmes, delivers drug education and safety education initiatives all in line with our harm reduction model.

In autumn 2019, Peter McVerry Trust began operating a new Residential Stabilisation Service in Dublin's north inner city. This service is delivered in partnership with the HSE and the North East Inner City regeneration programme. The service offers a number of Tier 4 residential programmes, including: Supervised opiate substitution stabilisation, Supervised benzodiazepine stabilisation, Stabilisation from poly-substance and/or alcohol use.

All programmes are five weeks in duration and are under supervision of a Level 2 prescribing GP with clinics on-site daily. The service provides 24-hour on-site nursing cover and operates under full HSE Clinical Governance.



Under 18s Residential and Aftercare Services

Peter McVerry Trust provides Under 18s residential services in Dublin, and residential aftercare in counties Dublin, Kildare and Wicklow. The first service ever operated by the charity was an Under 18s service. Peter McVerry Trust currently operates four U18s residential services.

In 2019, Peter McVerry Trust celebrated the 40th year of Tabor, the first service in the organisation with a visit by President Michael D Higgins. Peter McVerry Trust also celebrated the 20th year of Balcurris.

Peter McVerry Trust continued to provide intensive, high quality supports to young

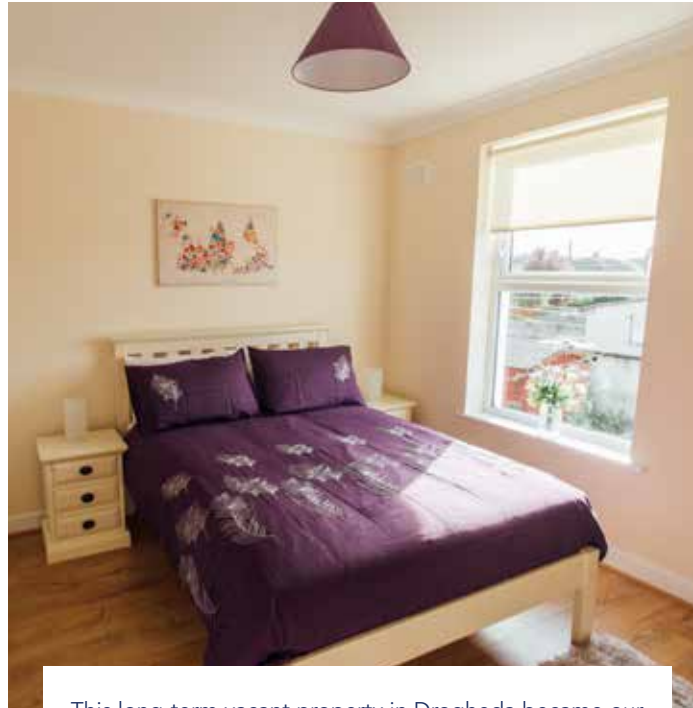
people out of home. This work remains core to the organisation and we continue to work in partnership with TUSLA to review the needs of vulnerable young people. Throughout 2019 we continued to invest in our aftercare housing in recognition that it provides an important pathway to young people who often have a lack of alternatives, 22 CAS for Care Leavers units secured and young people leaving care supported to transition to independent units, supported by our Housing with Supports Team. These housing units have a positive impact on supporting young people in designated move on options, thus reducing the risk of adult homelessness.



Housing Development

In 2019, Peter McVerry Trust achieved a number of significant milestones in our housing development programme. The charity exceed 500 residential units under ownership, lease or management. We completed our first greenfield scheme and secured a number of firsts, including new schemes in counties Clare and Westmeath. The charity continued to be a leader in the delivery of the Repair and Leasing and Buy and Renew schemes, to regenerate and refurbish older vacant buildings for the purposes of providing social housing.

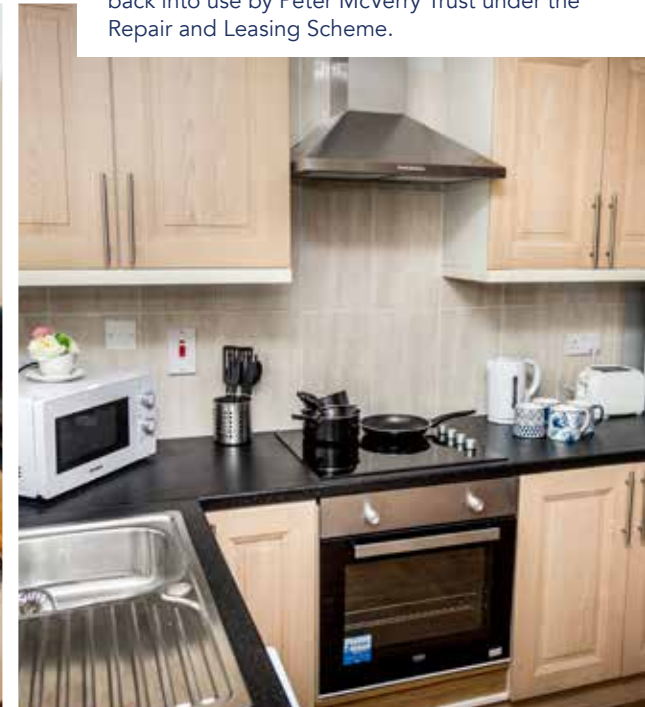
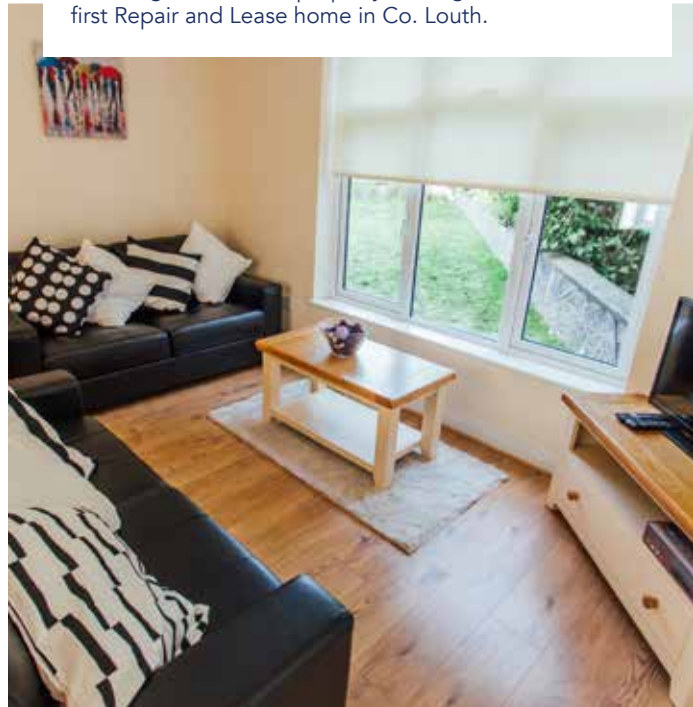
The majority of the units in our stock are one bedroom homes, in line with the participant group and the needs of people in homelessness more widely.



This long-term vacant property in Drogheda became our first Repair and Lease home in Co. Louth.

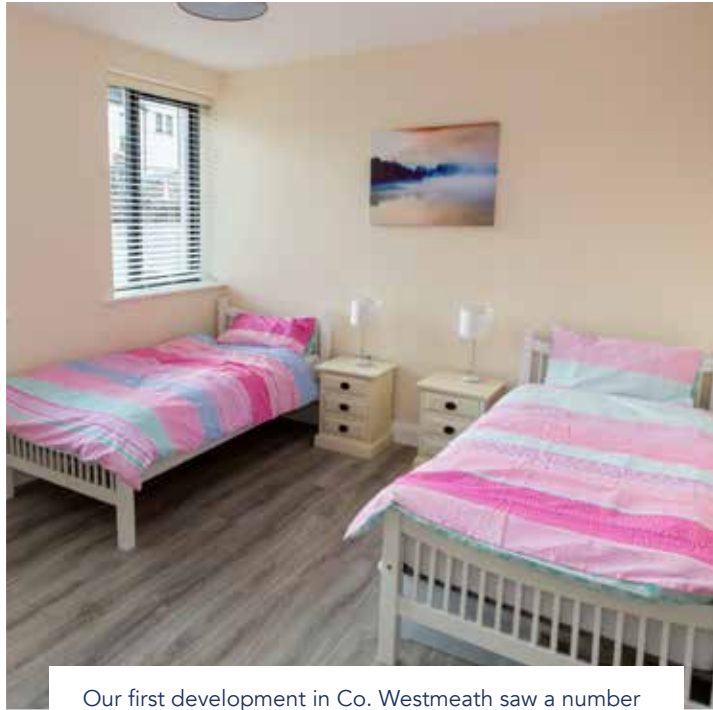


A family home in Castleknock, Co. Dublin, brought back into use by Peter McVerry Trust under the Repair and Leasing Scheme.

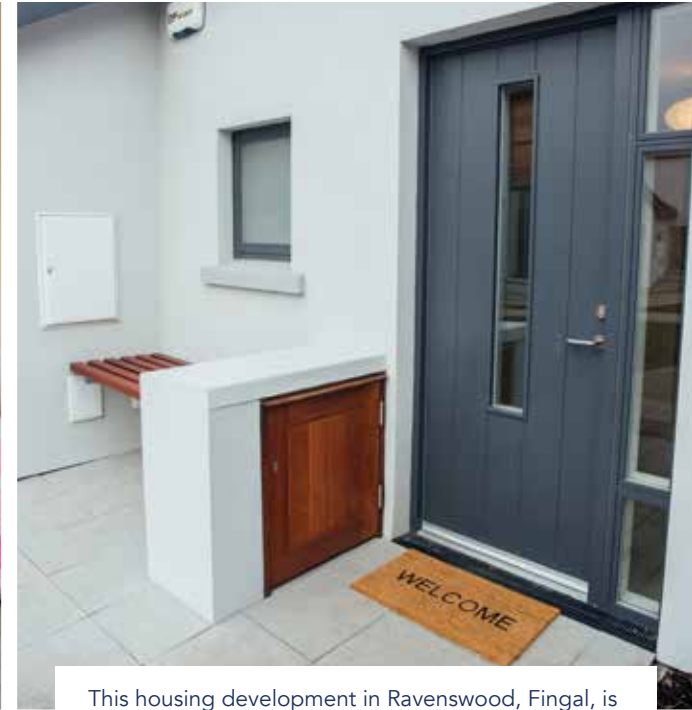




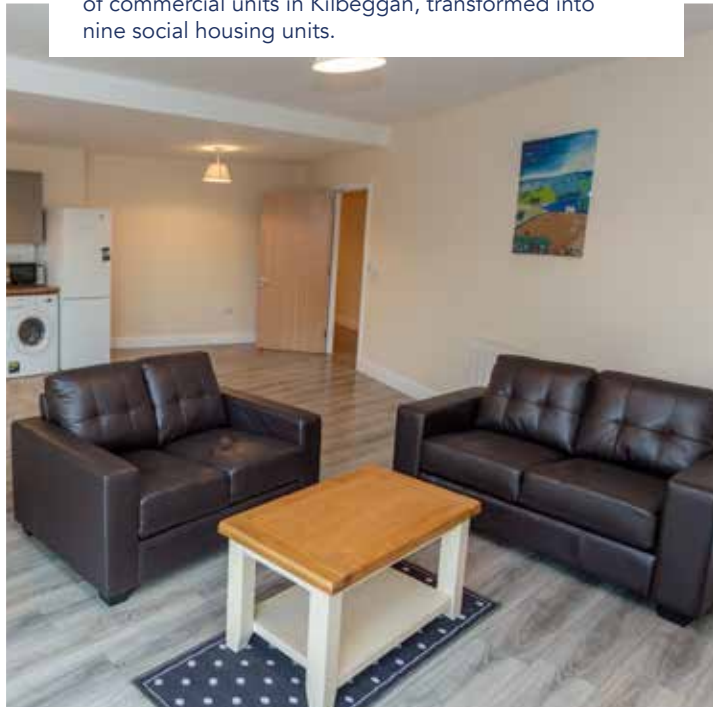
Sod turning at New Street South in November 2019, a new social housing development of eight apartments in Dublin City.



Our first development in Co. Westmeath saw a number of commercial units in Kilbeggan, transformed into nine social housing units.



This housing development in Ravenswood, Fingal, is our first greenfield project, consisting of eight units and a community building.



Communications and Advocacy

In 2019, Peter McVerry Trust continued to build awareness of the charity, its work, and the solutions to the issue of homelessness. With another year-on-year increase in media coverage, the charity was featured widely across broadcast, print and digital media platforms as it delivered evidence-based and solution-focused commentary. Peter McVerry Trust also engaged national media, government departments, and public representatives through the publication of a Pre-Budget Submission in September. The charity also participated in the 2019 National Ploughing Championships Exhibition, to raise further awareness of our regional services.

The charity re-launched its website in May 2019 with a site more in keeping with the dynamic and responsive nature of the organisation and allowing us to showcase the impact and importance of the work carried out by Peter McVerry Trust.

In February, Peter McVerry Trust received an Excellence in Communications award from the Chartered Institute of Housing, for the charity's emergency response to the extreme weather event of Storm Emma during March 2018. In August, the charity was awarded best Digital Strategy by an NGO, at the 2019 Social Media Awards.





Fundraising

In 2019, Peter McVerry Trust raised over €9 million in fundraising income. The charity also raised a further €2.2 million in restricted funding towards capital projects.

In 2019, the charity received over 22,000 donations from Ireland, and indeed further afield, with individuals accounting for 46% of all fundraising income in the year.

Wexford Cycle 30th Anniversary

One of Ireland's longest-running charity cycles reached a milestone in September 2019, marking its 30th year, with over 300 cyclists cycling from Dublin to Wexford.

Set up by a committed group of volunteers, The Wexford Cycle was for many years the sole fundraising event that supported Fr McVerry's work. We would like to thank and recognise all past and current committee members, and our cyclists and volunteers, for their efforts over the past three decades.





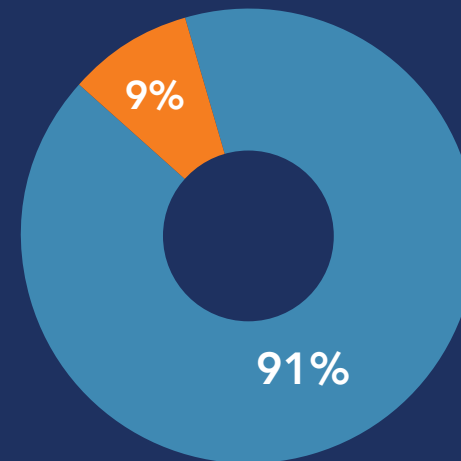
Human Resources

“9 in every 10 employees at Peter McVerry Trust in 2019 were frontline staff.”

Employees

As of the 31st December 2019, Peter McVerry Trust employed 496 whole-time equivalents. Of this 453 were front-line positions and 43 were non-frontline head office positions. The total whole-time equivalent (WTE) of core staff in 2018 was 391. Thus, our number of core staff grew by 27% in 2019. At the end of 2019, the number of staff employed on our relief panel was 153.

HEADCOUNT BREAKDOWN 2019



Recruitment Initiatives

In 2019 Peter McVerry Trust initiated a new recruitment drive, which involved hiring highly skilled Project Workers from Spain. This initiative arose because of the challenges in securing staff within Ireland due to the lack of suitably qualified social care workers. The Spanish recruitment drive allowed us to recruit additional, high quality project workers in order to ensure the appropriate staffing of existing and new services. The recruitment process was streamlined to facilitate group intakes, which fed into our new Frontline Staff Training Programme.

Peter McVerry Trust Graduate Programme

In 2019 the charity marked the sixth year of our Graduate Programme, which resulted in 40 newly qualified Project Workers joining our team. The graduates came from fifteen different universities and third-level colleges throughout the country. The programme continues to be successful in attracting high calibre graduates and in building links with educational institutions.

Peter McVerry Staff Training and Development

The new training Programme runs over six weeks and consists of 15 training modules. As well as these modules, the programme incorporates on-the-job training, including induction shifts, and each new staff member being assigned a mentor.

Our new Training and Development centre opened in St Stephen's Green, with two fully equipped training rooms with a capacity of up to 70 people. Training activity increased by 32% in 2019.

Corporate Governance

Peter McVerry Trust is committed to maintaining the highest standards of Corporate Governance. We believe that setting and maintaining these high standards is a key element in demonstrating accountability to all stakeholders, funders and supporters. It also ensures that we continue to provide the highest quality service to those in our care.

Peter McVerry Trust, for the purposes of this document, relates to Peter McVerry Trust CLG and its subsidiary McVerry Trust Operations CLG whose main and subsidiary objects are one and the same. The members and board of directors of both companies are also one and the same. A formal service level agreement is in place between both companies.

Peter McVerry Trust's Board of Directors comprises of 10 directors with backgrounds in business, insurance, law, social inclusion, health and pastoral care. Fr Peter McVerry is a founding company director and holds the office of company secretary. All directors are voluntary, they receive no remuneration expenses, allowances or payment of any kind. This includes the founder Fr Peter McVerry who receives no salary, expenses or allowances, nor ever has, for his continued and valuable contribution to Peter McVerry Trust and its challenge to reduce homelessness. The board meets a minimum of five times per year and holds its AGM between May and June of each year. It has overall responsibility to ensure that the governance of the organisation is in line with best practice and that all operational functions meet all requirements under current legislation, charitable and company law, and health and safety standards.

Accordingly, the board mandates the CEO and senior management team to bring before it an annual health and safety

statement and annual risk audit for its approval, and to carry out regular reviews of all policies and procedures. The board recently held a half-day strategic planning session as part of its ongoing development.

ROTATION

There is a strict policy, and implementation, around the rotation of members of the Board of Directors of Peter McVerry Trust. At the AGM in May 2019, one member stepped down and two new members were appointed.

Following the AGM in May 2019 the total members of the Board of Directors is 10.

GOVERNANCE

Peter McVerry Trust is committed to maintaining the highest standards of corporate governance and monitors and reviews all aspects of the organisation on a regular basis. During 2018, the board of directors and its committees met on 18 separate occasions to oversee the strategic development and governance of Peter McVerry Trust CLG and its subsidiaries. In addition to the board of directors there are three committees, which report directly to the Peter McVerry Trust Board of Directors on a regular basis.

These are;

- **Finance, Audit and Governance**
- **Remuneration & HR**
- **Research and Services**

The Finance, Audit and Governance Committee meets seven times per year. The Research and Services Committee meets six times per year. The HR and Remuneration Committee meets three times per year and its members are all Peter McVerry Trust Board of Directors.

The committees' and board's meeting schedules are agreed at the beginning of the year but additional meetings can be, and are, called when required. In addition to all the internal governance, Peter McVerry Trust has also signed up to the Housing Agency Voluntary Regulatory Code and adheres to the standards laid out for public bodies. As a charity, Peter McVerry Trust meets all standards set by the Charities Regulatory Authority.

ACCOUNTS AND AUDITS

The board views the financial governance of Peter McVerry Trust as one of its central functions and has a strict code of practice in relation to all fundraising practices and all income and expenditure within Peter McVerry Trust. The board also produced a financial procedures manual and corporate governance document, both of which are reviewed annually. Peter McVerry Trust publishes its accounts on an annual basis and makes annual returns to the Companies Registration Office (CRO). The charity's accounts and financial reports also comply with the principles of the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP), a legal standard for UK charities, which leading Irish charities adopt in the absence of similar legal requirements in Ireland. Peter McVerry Trust also complies with the requirements set down by the Charities Regulatory Authority and the Statement of Guiding Principles for Fundraising created by the organization, Irish Charities Tax Research (ICTR).

The board of directors at its AGM re-appointed Donal Ryan and Associates, 34 Manor Street, Dublin 7 as auditors of Peter McVerry Trust. Further to its own auditing procedures, Peter McVerry Trust is also subject to periodic and random audits by external organisations such as local authorities and other state agencies from which the charity receives funding. In 2019 Peter McVerry Trust also established its own internal audit unit which reports directly to its finance and audit committee. Peter McVerry Trust has a number of service level agreements with several

government departments, and is required to make quarterly and annual returns for funding received. Peter McVerry Trust is a company limited by guarantee Registration Number 98934 and Peter McVerry Trust's Charity Registration Number is 20015282.

OPERATIONAL STANDARDS

Several of the operational functions of Peter McVerry Trust have additional standards that must be met in order to run approved services. Peter McVerry Trust currently holds clinical governance approval from the Health Service Executive (HSE) for its addiction services, and approval from the HSE's under 18s Childcare Inspectorate for its residential childcare facilities, this function will shortly transfer to the Health Information and Quality Authority (HIQA). Peter McVerry Trust also measures itself against Children First legislation, Putting People First Standards and QUADS. Peter McVerry Trust also participates in the quality standard framework being rolled by the Dublin Region Homeless Executive (DRHE).

SALARIES

Fr Peter McVerry, founded the charity now known as Peter McVerry Trust in 1983. He receives no salary, expenses or allowances, nor ever has, for his continued and valuable contribution to Peter McVerry Trust in its challenge to reduce homelessness. In 2005 Fr McVerry and the then Board of Directors took a strategic decision to appoint the charity's first CEO, who was tasked with growing the organisation in response to the growing homeless need.

The CEO has overseen significant growth since then, and in 2019 Peter McVerry Trust worked with over 5,841 people. The charity has over 500 properties and growing, it provides over 850 residential placements per night.

There are no top-ups paid to the CEO, senior management team

or indeed any Peter McVerry staff member. The CEO's salary is in line with HSE pay scales and is aligned to point four for a Director Regional Health Office post under the Lansdowne Road Agreement. Peter McVerry Trust does not pay health insurance nor provide the CEO with a company car, nor is a fuel card provided. Peter McVerry Trust pays an employer contribution to the CEO's defined contribution scheme. Peter McVerry Trust pays travel expenses in line with Civil Service Rates to specific post holders who travel across sites and services around the country. The CEO is subject to this scheme. These are signed off by the company secretary and calculations are checked by the Peter McVerry Trust auditors. The Board of Directors of Peter McVerry Trust appoints a Remuneration Committee that meets three times yearly to monitor and review all staff salaries.

CORPORATE GOVERNANCE PUBLICATIONS

This annual report together with our most recent annual reports, our current strategic plan, audited accounts and our corporate governance statement are all available from our website.

FINANCIAL REVIEW

The results for the full year are set out on page 34. It has continued to be difficult to plan or develop services. Nevertheless the company, with the aid of sound financial management and the support of both its staff and volunteers, generated a very satisfactory financial outcome.

REGULATION

The Peter McVerry Trust met all its requirements and all reporting deadlines in regards to the Charity Regulator, the CRO and the Housing Regulator in 2019.

SINKING FUND

Aside from the grant income received from the State and public

bodies, the principal funding sources for the charity are currently by way of donations and fundraising from members of the public and corporate sponsorship.

INVESTMENT POLICY

Aside from retaining a prudent amount in reserves each year, most of the charity's funds are to be spent in the short term so there are few funds for long term investment. Having considered the options available, the Management Committee invests whatever amount that it has available on term deposits.

RESERVES POLICY

In line with best practice in accounting and reporting by charities, the Board of Directors have adopted the Statement of Recommended Practice (SORP) which requires a charity to state its reserves policy within its annual report. The board has examined the charity's requirements for reserves in light of the main risks to the organisation and also making allowance for the charity's ability to respond quickly to any crisis situations that may arise without the need to wait for third party funding. The board has established a policy whereby the unrestricted funds not committed or invested in tangible fixed assets held by the charity should be at least 13 weeks of the budgeted future annual expenditure.

This is in line with minimum recommended levels for the sector. The reserves are needed to meet the working capital requirements of the charity, to deal with emergency situations and to fund the expansion of the charity's services going forward. The Board of Directors is confident that at this level they would be able to continue the current activities of the charity in the event of a significant drop in funding, while allowing time to raise other funding, and at the same time not holding excessive reserves that would unnecessarily limit the amount spent on current activities. The board has developed the reserves policy to assist in strategic planning, to inform a balanced budget process and to inform the risk management process by identifying any uncertainty in future income streams.

Directors Report and Financial Statement

Extract from Consolidated Financial Statements of Peter McVerry Trust CLG for the year ended 31 December 2019

Income	2019	2018
Peter McVerry Trust Generated Revenue & Capital Funding	€18,483,437	€15,500,619
State Funding	€28,269,453	€24,258,055
Total Income	€46,752,890	€39,758,674
Expenditure		
Total Expenditure	€38,060,989	€29,619,299
Surplus for the year *	€8,691,901	€10,139,375
<p>This surplus was used to help fund the acquisition/refurbishment of over €9.5m in residential property in 2019.</p>		
Reserves		
Capital & Revenue Reserves (unrestricted)	€28,602,501	€21,002,423
Sinking Fund (restricted)	€843,095	€742,000
Restricted Reserves	€3,307,802	€2,317,074
Total Reserves	€32,753,398	€24,061,497



**Peter McVerry Trust would like to acknowledge the following organisations
for their support during 2019.**

Department of Housing, Planning and Local Government

Department of Children and Youth Affairs

Department of Health

Department of Justice and Equality

Department of Social Protection

Department of Education and Skills

Dublin Region Homeless Executive

Health Service Executive

TUSLA

Irish Probation Service

Safetynet

Cavan County Council

Clare County Council

Dublin City Council

Dun Laoghaire Rathdown Council

Fingal County Council

Kildare County Council

Limerick City and County Council

Louth County Council

Monaghan County Council

South Dublin County Council

Wicklow County Council

Jesuit Refugee Service

St Patrick's Mental Health Services



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