



Peter
McVerry
Trust

Established 1984
Creating homes

Peter McVerry Trust
Annual Report 2014



Opening doors for
homeless people

BOARD OF DIRECTORS 2014

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Chief Executive Officer

Mr Pat Doyle

Company Registration Number: 98934

Registered Charity Number: 20015282

CHY Number: 7256

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

Solicitors: Lavelle Coleman,
Hatch Street Lower,
Dublin 2

Bankers: Ulster Bank
Bank of Ireland
Allied Irish Bank

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

VISION, MISSION AND AIMS

Vision

“An Ireland that supports all those on the margins and upholds their rights to full inclusion in society”

Mission Statement

Peter McVerry Trust is committed to reducing homelessness and the harm caused by drug misuse and social disadvantage. Peter McVerry Trust provides low-threshold entry services, primarily to younger persons with complex needs, and offers pathways out of homelessness based on the principles of the Housing First model and within a framework that is based on equal opportunities, dignity and respect.

Aims and Objectives

- To target those most marginalised in society and offer a safe, challenging and supportive environment through our service provision.
- 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 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.



KARL'S STORY

My name is Karl and I'm resident at St Catherine's Foyer. I've been here about a month now. The place is nice and the workers here are very helpful and kind.

Before I came to St Catherine's Foyer I was living in rented accommodation. I was used to having my own space. I feel isolated now even though the other residents are very friendly.

The most important thing in my life right now is my education. I have just signed up for and started a course to complete my leaving cert and my biggest hope is to do well in it. When I was younger I didn't really realise the importance of getting a good education. I had my family amongst others saying how I should make sure to do the leaving cert. I didn't realise it then but it is important and life has been difficult without it.

I have made a lot of sacrifices to be able to go back to education. When I do well in my leaving cert I will go on and continue my education. I'd like to do a course in sport and fitness. The day that I began living in St Catherine's Foyer the staff told me that I could join the gym next door and I did, straightaway. Recently, I had gotten more into sports & begun to enjoy fitness activities.

I'd also been of a member of a gym for a while before I got a place here in St Catherine's.

In the last couple of months I have run 5 mile and 10 mile races in Dublin and I am training for the Dublin half marathon in September. If I can do well in my education and get my qualification I will probably emigrate. I think there are better prospects abroad and that will give me a better chance to do well in life.

Life is hard and having an education in life doesn't make it ok, but I will tell you this it makes it a lot easier to live happier and quiet life. Frankly, if not I would much rather be miserable in car coming home from a job in the rain than to miserable sitting on the side of the road in the rain with nothing.

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Stephen, Nala, Lynn and Hardy all housed by Peter McVerry Trust in 2014.

1 FORWARD BY THE CEO, Pat Doyle

In 2014 Peter McVerry Trust continued its efforts to tackle homelessness, drug misuse and social disadvantage. The numbers of people accessing our services continued to grow. This upward trend in participant numbers is something we have experienced every year since 2008. Last year the majority of people with whom we engaged were young single males, a group who continued to make up the largest cohort within homelessness in Ireland.

The publication of Construction 2020 and the Social Housing strategy in 2014 were important and welcome developments. If they are implemented in full it will go some way to help addressing the barriers vulnerable households face in accessing adequate accommodation.

The year ended with a stark reminder of the complexity and vulnerability of people experiencing homelessness. Perhaps 2014 will be remembered by many as the year that Jonathon Corrie died while sleeping rough across from the Houses of the Oireachtas.

The emergency response to the death of Jonathan Corrie at the highest levels led to statutory and voluntary agencies being called to attend a homeless summit to ensure that no person would sleep rough over the Christmas period due to a lack of emergency accommodation. Peter McVerry Trust actively engaged in this process and commissioned an additional 50 beds directly and 41 in partnership without losing sight of the more important strategic objective in resolving homelessness, namely, the continued provision of appropriate housing options.

The development of our housing stock has long been a strategic aim and complements our commitment to

Housing First model of tackling long term homelessness. In line with our increasing focus on housing provision, 2014 saw us work both independently and in partnership with local authorities, businesses and supporters to secure an additional housing units so that the number of people we supported to live independently in their own accommodation increased by a factor of 168% to 222, with 174 of these supported in accommodation provided directly by Peter McVerry Trust. By far the biggest challenge to resolving the homeless issue is the provision of housing and Peter McVerry Trust continues to advocate both for an increase in capital developments for social housing, and appropriate mixed tenure developments of new housing developments.

In 2014, our strong commitment to a housing first model of homeless service provision also saw us successfully tender, in an equal partnership with Focus Ireland, to deliver a Housing First Regional Service across the four Dublin local authority areas. This service actively targets and engages individual rough sleepers and provides them with rapid access to their own accommodation with intensive and ongoing support from a multi-disciplinary team.

Peter McVerry Trust was delighted that in 2014 our founder, Peter McVerry was awarded Freedom of the City of Dublin in recognition of his extraordinary contribution to the city over the last forty years. A group of representatives from Peter McVerry Trust, including homeless young people, staff, Board members and volunteers joined others at the Mansion House for the special ceremony.

As always, this work is the culmination of the efforts of a wide range of

supporters. It would not be possible without the continued support and flexibility of our committed staff, the generosity of our volunteers who gave their time, the energies of our fundraising efforts by all those who support PMVT including our partnerships in Welcome Home and Calcutta Run, corporate partners, grant bodies and all those who made a donation, organised a fundraiser, took part in an event or sponsored someone who did – all of this support goes a long way in helping us open doors for young homeless people.

None of the above would be achievable without the Board of Directors of PMVT which guide and govern all we do.

I would like to express my thanks and appreciation to all staff, volunteers, donors and supporters and to recognise the generosity and professionalism of the members of the Board.



Pat Doyle
CEO



2 MESSAGE FROM THE FOUNDER, Fr Peter McVerry



In over 35 years of working with homeless people, I have never seen the situation as bad as it is today. There have been four major changes in the problem of homelessness over the past couple of years.

First, the numbers becoming homeless are increasing relentlessly. The Dublin Region Homeless Executive, which has responsibility for homelessness in the Dublin area, saw five people becoming newly homeless every day. Just before Christmas, 271 new emergency beds were opened by the Department of the Environment to cater for the increasing

number of people sleeping on the street. By mid-January, all these extra beds were full and the numbers sleeping on the street were rising again. At the beginning of 2014, there were 2,300 homeless people seeking emergency accommodation in the Dublin area; by the end of 2014, that number had risen to almost 3,000.

Secondly, the number of families becoming homeless has risen to such an extent that Dublin City Council is running out of emergency accommodation for them. By the end of 2014, they were seeing 40 or 50 families

each month presenting as homeless, compared to 7 or 8 in normal times. These families are being accommodated in B&Bs or hotels, where the whole family live in one room, with no facilities to cook a meal, no space for the children to play or study, often a long distance from the children's school and having had to abandon any pets they may have been attached to. Some families spend a year in such conditions. Focus Ireland has described their plight as "a child welfare crisis."

Thirdly, the profile of homeless people has changed. Most people's perception of homeless people is one of drug users or alcoholics. But those becoming homeless today have only one problem, they do not have enough money to be able to pay for their own accommodation. Many are being evicted from their private rented accommodation as the rents are increased – one young man found his rent increased from €950 in July to €1,300 in August and had to leave; he had nowhere else to go and became homeless. Another man, 50 years of age, who had reared his children, worked all his life till the recession came, separated recently from his wife and found himself in homeless hostels.

Fourthly, homelessness is now often accompanied by hopelessness – for the vast majority of homeless people, there is no way out of homelessness. Private rented accommodation has been priced out of range and there is a dire shortage of social housing available. They face the prospect of years of homelessness.

Peter McVerry Trust continues to do what we can to help homeless people in these changing circumstances. In 2014, we opened two new emergency hostels in Dublin. We also opened a hostel in Kildare, in recognition that

the homeless problem is not just confined to Dublin. We have created a small number of units for families in recognition of the huge problem that homeless families with children face. And we have opened a number of extra apartments, bringing the total number of apartments to over 100, where we can give homeless people the key to the door, to leave homelessness behind them forever. We have plans to increase the number of apartments to 150 during the coming year and to provide some accommodation for homeless people in Limerick.

While the problem of homeless people continues to worsen by the week, we will continue to play our small part in helping people to get off the streets and out of homelessness.

Tony de Mello, a famous Indian Jesuit mystic, tells the story of a man walking along the shore. He saw a child reaching down to the sand, picking up a starfish and very gently throwing it back into the sea. As he got closer, the man asked him, "Why are you throwing the starfish into the sea?"

"The tide is going out," he said, "If I don't throw them in they'll die."

"But," said the man, "there are thousands and thousands of starfish. What difference do you think you can make?"

The child knelt down, picked up another starfish and threw it into the sea. "I'm making a difference to that starfish," he said.

Fr. McVerry

3 OVERVIEW OF 2014

JANUARY

Peter McVerry Trust's Board of Directors approves and signs the Voluntary Regulation Code for Approved Housing Bodies. The Voluntary Code is an interim regulation measure for Approved Housing Bodies.

FEBRUARY

The Constitutional Convention considers Economic, Social and Cultural rights. The Convention recommends strengthening ESC rights and making a particular reference to the right to housing in the Irish Constitution. The Government establishes a new multi-agency working group known as the Homelessness Policy Implementation Team set up and charged with ending long term homelessness and the need to sleep rough by 2016.



MARCH

The official ceremony for the conferring of Freedom of Dublin City to Peter McVerry and Brian O'Driscoll took place on 22nd of March 2014, at the Mansion House. There were over 500 guests in attendance including homeless individuals, staff and Board members. The award of Freedom of the City of Dublin acknowledges the contribution of recipients to the life of Ireland's capital city.

The charity's fourth U18's Residential Service, Maysal Lodge, is granted a Certificate of Registration by TUSLA (Child and Family Agency) the service becomes operational as of the 13th March 2014. This new service provides short term and/or respite accommodation for children aged between 12 and 18 years old.

Fr McVerry Awarded Freedom of Dublin



APRIL

Peter McVerry Trust calls for the development of a National Housing Strategy to ensure a sustainable delivery of appropriate mix of private and social housing. This follows a report by the Housing Agency which identifies the need for an additional 80,000 homes in the next 5 years.

MAY

Peter McVerry Trust presents to the Joint Oireachtas Committee on Environment, Culture and the Gaeltacht on the topic of "Meeting the current housing demand". The presentation detailed the need for National Housing Strategy which includes the provision of housing for homeless people and also a call for the Capital Assistance Scheme to allow the acquisition of properties as well as the construction of properties. The CEO also called for the regulation of the rental market and for additional action on homelessness prevention measures.



Another hugely successful Calcutta Run is held in the Phoenix Park with over 1,000 people taking part and raising money for Peter McVerry Trust and Goal Ireland.

JUNE

Peter McVerry Trust launches its 2013 annual report with Tánaiste and Minister for Social Protection Joan Burton TD. The charity asks the Minister to urgently review rent supplement levels given the widening gap between rent supplement rates and private market asking prices.



JULY

On 1st July 2014, in response to a request from the Dublin Region Homeless Executive to provide additional emergency accommodation for homelessness, Peter McVerry Trust opens a new facility in the South Inner City providing accommodation for up to 30 individuals, male and female, in single room accommodation. By the end of 2014 this service provides emergency accommodation to 640 people.

The Lord Mayor of Dublin, Christy Burke visits the Residential Community Detox in the Naul. The facility provides detox programmes for methadone and cannabis.

AUGUST

Paddy, Lorcan and Diarmuid complete the Mongol Rally 2014 and help raise funds for Peter McVerry Trust's homeless services.



SEPTEMBER

The 25th Wexford Cycle took place with over 600 cyclists cycling from Dublin to Wexford to raise funds for Peter McVerry Trust's services.

OCTOBER

Peter McVerry Trust, in a joint partnership with Focus Ireland, successfully tenders to deliver Dublin's new "Housing First Regional Service" On 1st October 2014, Peter McVerry Trust and Focus Ireland, in a 50:50 partnership, began operating Dublin's new "Housing First Regional Service. Over the next three years, this service will support a minimum of 100 people with a history of rough sleeping and homelessness to move directly into their own accommodation. Participants in this service will be provided not only with accommodation, but with ongoing intensive supports by a multi-disciplinary team to sustain their tenancies.



NOVEMBER

Social Housing Strategy Minister Alan Kelly TD launches Social Housing Strategy 2020. The strategy commits €3.8 billion to social housing over a 6 year period with the aim of providing 110,000 households with accommodation.
Cold Weather Beds Peter McVerry Trust makes provision for additional beds for the winter months as part of the Cold Weather Initiative. The charity provides an additional 8 beds across its existing services and partners with Focus Ireland to provide a further 41 cold weather beds in a jointly staffed facility. While these beds are of a temporary nature, they provide vital support at a critical time of the year.



DECEMBER

Saint Gobain Ireland and Peter McVerry Trust combine to start work on renovating an ex local authority block of 6 apartments.

4 PETER McVERRY TRUST SERVICES

Peter McVerry Trust's services cover a wide range of needs and supports. In 2014 our work to tackle homelessness, drug misuse and social disadvantage saw us provide services in areas such as homeless prevention, housing, homeless accommodation, drug treatment and U18s residential services.

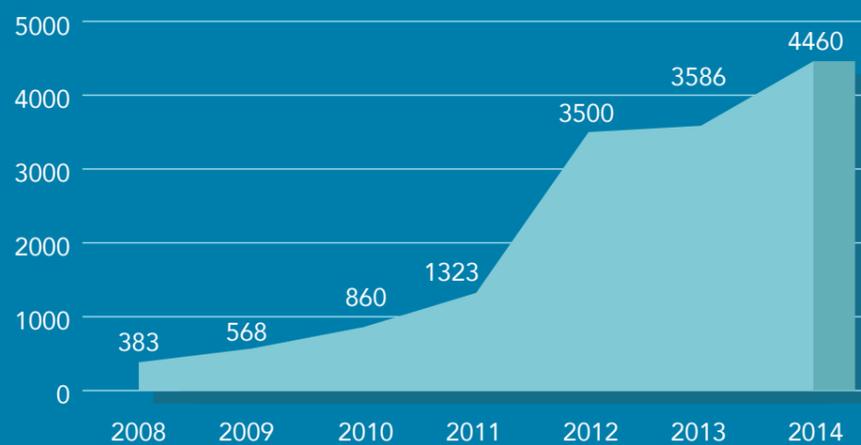
In 2014, Peter McVerry Trust worked with almost 4,460 participants across the services marking an increase of 24% on the number supported in 2013.

The provision of residential accommodation to those who are homeless continues to constitute the bulk of the work of the organisation alongside preventative work to support those at risk of homelessness from losing their existing accommodation.

The number of participants provided with homeless accommodation increased by 34% from 2013 to 2014 primarily as a result of an increase in capacity to meet the increased demand for homeless accommodation during the year.

A central strategy of Peter McVerry Trust in creating exit pathways from homelessness is to continue to build up its housing stock to provide direct access to housing for homeless persons.

Participants supported by Peter McVerry Trust 2008-2014



The organisation is continuing to build up its housing stock with a view to continued increase in the number of homeless persons provided with direct access to housing. This area of service provision saw the biggest increase on 2013 with an increase of 168% in the number of participants being supported in housing.

4.1 PMVT Homelessness Prevention Services

In recent years Peter McVerry Trust has steadily increased the resources dedicated to preventing homelessness. In 2014 much of this work focused on preventing people losing their rental accommodation and working with people in danger of exiting institutions directly into homelessness. The charity also continues to expand its programme of educational supports to help young people in disadvantaged communities across Ireland.

Open Access Service

The long-established Open Access Service, run by Fr Peter McVerry, is the first point of contact for many young people with the Peter McVerry Trust, especially those leaving prison. Based in Sherrard Street, Dublin 1 this drop-in centre offers ongoing support, advice and advocacy for those at risk of homelessness. In 2014, these services provided support to 1,057 individuals.

Housing Sustainment

In 2014 there was an increase in the number of cases where Peter McVerry Trust intervened directly with landlords to prevent households losing their accommodation. These interventions involved many people on rent supplement and who faced

Prevention through Education

Peter McVerry Trust provides support to a small number of projects in Dublin and Limerick. These projects work with young people in areas with high poverty rates with high rates of homelessness.

The supports offered by Peter McVerry Trust take the form of scholarships and direct funding for community based projects.

Peter McVerry Trust continues to increase the amount of resources it makes available to support these projects which it views as part of strategy to prevent homelessness in disadvantaged areas.

Photo L-R (PMVT CEO Pat Doyle, Leanne O'Connor Scholarship Recipient and Leanne Young of St John Bosco, Drimnagh)



dramatic increases in their monthly rents. A number of cases saw the charity intervene to keep an individual who had formerly been homeless in their rental accommodation. In these instances landlords were seeking to push rents up far beyond the rent supplement limit.

4.2 PMVT Housing Services

The provision of high quality housing continues to be a key objective of Peter McVerry Trust. The first thing that a homeless person needs is a home, and Peter McVerry Trust continues to strive to help each individual realise their right to a home.

In 2014 the charity substantially grew its housing services including securing new housing units and expanding the capacity of its housing teams. This was achieved by combination of new housing projects, increased staff resources to support those moved on to independent living by Peter McVerry Trust and help to secure long term accommodation options for those in homelessness.

In 2014 Peter McVerry Trust continued to expand its stock of high quality homes to enable people in our services to exit homelessness. This work was coupled with efforts to secure private rental accommodation in increasingly expensive market where rent supplement is no longer offering people a chance to exit homelessness.

Housing Units

Peter McVerry Trust has been an approved housing body since 1991. The charity has rapidly grown its housing stock in recent years in order to provide homes to young people in homelessness.

In 2004 the charity's resources allowed it to purchase its first two apartment units for housing. In 2011 the charity set out in its 5 year Strategic Plan to secure a total of 200 housing units by the end of 2016.

At the end of 2014, just over three years since that plan was launched, the Charity had 136 housing units.

It had also developed a number of projects that would come to fruition in 2015 to significantly increase the number of housing units.

Peter McVerry Trust housing programme operates on a scattered site model that ensures that the percentage of social housing units in any given area is low. This approach results in improved outcomes for new tenants and better integration into their local communities. that ensures that the percentage of social housing units in any given area is low. This approach results in improved outcomes for new tenants and better integration into their local communities.



Salman – one of the 132 young people Peter McVerry Trust secured housing for in 2014.



St Agatha's, Dublin 1, is a €1.2 million building project approved in 2014 that will commence work in 2015.

The project will transform a derelict building into 11 high quality social housing units.



Peter McVerry Trust housing programme operates on a scattered site model that ensures that the percentage of social housing units in any given area is low. This approach results in improved outcomes for new tenants and better integration into their local communities.

little accommodation was available was well beyond the support rates set by Government. This trend exacerbated as the year progressed.

The Accommodation Finders Team have also developed successful relations with landlords and estate agents. This approach has enabled Peter McVerry Trust to giving us better access to rental accommodation in an extremely difficult rental environment.

Housing with Supports

The Housing with Supports service is a visiting support team that helps residents to sustain their tenancies and to live independently. Housing with Supports plays an integral role in helping individuals exiting homeless to make a successful transition into their communities and offers individually tailored support plans to help participants to continue to their progression.



Accommodation Finders Teams

The Accommodation Finders Team play a key role in identifying and securing accommodation options for people in Peter McVerry Trust's services. The team work closely with participants to identify suitable housing options. The team also engage with and advocate on behalf of participants with respect to Rent Supplement and Housing Assistance Payment. In most cases they successfully secured exceptional payments above the relevant rent supplement or HAP rates. The need to secure exceptional payments reflected the fact that what



A visiting supports service. The team help residents to sustain their tenancies & to live independently

KERRY'S STORY

I used to rent, I had a lovely apartment but then a relative offered me a house which she and her husband owned. They had moved and wanted to rent out the house to someone they knew. I rented that house for two years but then my relative and her husband split up. So the husband needed somewhere to stay and I had to leave the house and try and find somewhere else to stay. That's how I ended up in trouble.

I moved in with relatives for 6 months, where me and my son were living in a sitting room. My relative had cancer and we just couldn't continue to be there.

I went to the Council then and they put me and my son into a homeless hostel in the city centre.

That was just dreadful. My son was bullied loads, all the time. Kids of different ages were all mixed in and the older kids bullied the younger ones. Every night we had to be in by 9, but the kitchen would close at 7. So you had no cooking facilities. No food, the two of us staying in a tiny room. It was very hard on my son. It took two buses to get to school, and it was awful.

All the time I was looking for rental accommodation. They all said no rent allowance. I still went, I used to dress up, bring my folder with all my references, everything I needed. I hoped that if I let them know what had happened that they might let the house, but no there was no chance of a landlord doing that. Once rent allowance was mentioned that was it.

After seven months in the hostel my son was getting even more badly bullied. I have photos of him with bruises and marks from the bullying. On one day I saw a ten year old kicking my 5 year old son across the courtyard.

I moved into my brand new apartment. It was brilliant to be in my new home for Christmas and avoid the anxiety and stress of being homeless with my son at Christmas.

The hostel was killing the relationship between me and my son, it was horrible. It was affecting his school and his teachers could see him getting more withdrawn.

The council then referred me to Peter McVerry Trust. They were very helpful, and told me that they had an apartment for me and my son. In December 2014 I moved into my brand new apartment. It was brilliant to be in my new home for Christmas and avoid the anxiety and stress of being homeless with my son at Christmas.

Kerry and her son, continue to receive ongoing support from Peter McVerry Trust's Housing with Supports service.



The number of participants supported in housing by Peter McVerry Trust increased by 168% in 2014 against 2013 figures.

The increase was associated with a rise in Peter McVerry Trust's own housing stock, an increase in those supported under the Support to Live Independently (SLI) initiative and the launch of the Focus Ireland Peter McVerry Trust Housing First Regional Service.

In all, 267 individuals were supported in housing in 2014. This indicates a



Exiting Homelessness

132

The number of people we helped exit homelessness

doubling in the percentage of PMVT participants being supported in housing on 2013 figures despite a 34% increase in the number of emergency homeless beds also being provided in 2014.

The Housing with Support Service provides supports to tenants around the clock for 365 days of the year.

Housing First

On 1st October 2014, Peter McVerry Trust and Focus Ireland, in a 50:50

partnership, began operating Ireland's first "Housing First Regional Service". Having already successfully partnered to jointly deliver the Support to Live Independently (SLI) programme on behalf of the Dublin Regional Homeless Executive (DRHE), the organisations were well placed to work together to deliver this innovative new service. Over the next three years, this service will support a minimum of 100 people with a history of rough sleeping and homelessness to move directly into their own accommodation. Participants in this service will be provided not only with accommodation, but with ongoing intensive supports by a multi-disciplinary team to sustain their tenancies. During the three months in operation from October to December 2014, the service supported 35 persons in their own accommodation and engaged with 612 on the streets of Dublin.



Housing First =

The Housing First service operates across Dublin's four local authority areas.

This service provides assessment, support and information and advice to people sleeping rough in order to help them move into appropriate accommodation and engage with support services to meet their individual needs.

4.3 PMVT Homeless Services

The need for homeless services increased significantly from January through to December. As a response to the growing need Peter McVerry Trust added almost 90 new beds and a further 41 in partnership with Focus Ireland.

In 2014, Peter McVerry Trust's emergency homeless accommodation services provided 2,038 residential placements to homeless persons across four local authority areas.

Rough Sleepers

Peter McVerry Trust engages with persons sleeping rough primarily through its work in the Housing First Regional Service. However, supports are also offered to those sleeping rough through the open access centre where laundry, shower, food, clothing and IT facilities are provided.

Under the auspices of the Housing First - Focus Ireland Peter McVerry Trust - Regional Service, a transport and liaison service was provided to ensure that rough sleepers were transported to allocated beds in Dublin city centre from mid-December throughout the Christmas period.

Emergency Accommodation Services

In 2014, PMVT emergency homeless accommodation services provided 2,038 residential placements to homeless persons across four local authority areas.

Three new emergency accommodation services were opened during the year; one in July and two in December with two of these new services located in Dublin and one in Newbridge, County Kildare.

PMVT brought 88 new emergency homeless beds into operation during

2014 to meet increasing demands and worked in partnership with Focus Ireland to provide an additional 41 beds for the winter cold weather initiative ensuring that exceptional placements were made available throughout the coldest parts of the year.



In late December 2014 Peter McVerry Trust opened a 14 bed Supported Temporary Accommodation Service in Newbridge, Co. Kildare. The service provides homeless accommodation to men and women referred to the unit via Kildare County Council.

The service is the first of its kind in Kildare and has operated at capacity since opening. As part of the STA model residents receive ongoing support from dedicated key workers who assist them in building the capacity to live independently.

The residents receive support from Peter McVerry Trust's Housing Service by way of the accommodation finders team who support residents in securing longer term independent accommodation in the private rental sector or via social housing.

DAVID'S STORY:

I was homeless with my brother. We were homeless for quite a while maybe 8 or 9 months. We used to sleep rough on the Curragh camp, the army base, but we kept getting run off the base by the army.

I ended up in jail for a few months and when I got out I had no where to go. I went to Kildare County Council who referred me to Peter McVerry Trust. I moved into the service in Newbridge just before Christmas 2014. The service here is top-notch, the staff are very good to you and are always helpful. The house is quiet and it's clean and safe.

David has recently moved into to semi-independent accommodation operated by Peter McVerry Trust where he continues to build the skills to live an independent life. He hopes to secure rental accommodation in Newbridge in the coming months.



Peter McVerry Trust / Kildare County Council
Supported Temporary Accommodation, Newbridge

4.4 PMVT Drug Treatment Services

Residential Community Detox Service

In 2014, PMVT residential community detoxification service provided support to 80 participants admitted to the service seeking support to detox from methadone or to participate in the residential cannabis cessation programme initiated by PMVT in January 2013 in response to the increasing number of particularly younger people presenting to its services expressing concerns about the impact that cannabis use was having on their lives.

Stabilisation and Recovery Services

PMVT continues to provide stabilisation and recovery services in Dublin City and in the North Dublin County area. These services provide a safe and stable environment for young people over 18 years of age wishing to stabilize problematic drug use. Participants engage in psycho-educational and process groups to enhance drug and health awareness against a backdrop of ongoing peer and one-to-one support. 397 individuals availed of these services in 2013.

Peter McVerry Trust has been operating a drug treatment service in Swords since mid 2013. The service provides participants with access to two day programmes; the early relapse prevention programme and the stabilisation programme.

In its first full year of service the new facility worked with over 100 people from the North Dublin area. The service links with other service providers in the region and is part funded by the North Dublin Regional Drug and Alcohol Task Force.

The provision of drug treatment services is an essential support for many of the participants in Peter McVerry Trust's services. Last year 78% of those accessing our services had current or past experience of drug misuse.



Jason - a resident in Peter McVerry Trust's accommodation for people exiting treatment or detox programmes.



BRIDGET'S STORY

I was homeless, living in homeless accommodation in North Dublin. I was in an abusive relationship and my partner was using drugs and I dabbled too. But I just wanted my life to change; I didn't want to be near anything like that. I was suicidal.

Around then I heard about the stabilisation service through a girl I knew. She was attending here and said how good it was. I started attending here then. Doing the course it helped me understand why I turned to drugs in the first place, past issues from childhood up, all that guilt, losing my home, losing everything really.

When I started the course I was on methadone and a lot of tablets. Now I'm off the methadone over a year, I'm off nearly all medication. I remember when I first came here I said to the staff I depend on my medication I will use it to the day I die, I remember having that conversation. I never thought it would be possible to stop.

In the stabilisation service I attended group sessions and one-to-ones. The group sessions are small with time to work on ourselves in the sessions. They helped to make me stronger; I got my own voice and I haven't shut up since! The staff have been great to me here.

My changing has also affected the outlook my children have on life. My eldest daughter used to say she would be pregnant and have her own house by the time she was 18 or 19. Now she is about to start college and wants to study childcare.

Bridget accessed the Peter McVerry Trust stabilisation service in 2013 and 2014 successfully stabilising and reducing her drug use. In 2014 after 19 years on the housing list Bridget was housed by Dublin City Council.

4.5 PMVT U18s Residential Accommodation Services

Peter McVerry Trust has specialised in providing care and supports to young people. The first service operated by Fr McVerry was a hostel for homeless boys between the ages of 12-16. The charity has continued to provide residential care and support to U18s and in 2014 opened its fourth U18s service.

Peter McVerry Trust U18's Residential Service – Maysal Lodge was granted a Certificate of Registration by TUSLA (The Child and Family Agency) in early March 2014 and the service became operational as of the 13th March 2014.

The development of the new service followed discussions with HSE representatives in relation to providing special care and respite arrangements for specific cases of young people who have high needs. Peter McVerry Trust made an application to TUSLA for the registration of a new unit in North Dublin for this purpose. The application was successful and PMVT U18's Residential Service – Maysal Lodge was granted a Certificate of Registration by TUSLA 5th March 2014. This new service provides short term and/or respite accommodation for children aged between 12 and 18 years old.

This additional service brings the number of under18s residential services offered by PMVT to four with two of the units also having an adjoined semi-independent flat. All services operate under registration from the Registration and Inspection Service. In 2014 PMVT U18's Services provided 30 residential placements and aftercare support was offered to a further 24 young people who have moved on from our care. This provides an important support to young people who often have a lack of alternative support networks and can have a positive impact on supporting young people to manage in designated move on options, thus reducing the risk of adult homelessness.



5 COMMUNICATION AND ADVOCACY

Throughout 2014 Peter McVerry Trust continued to advocate for the introduction of measures designed to alleviate and tackle the homeless crisis. The charity regularly met and engaged with public representatives from various political parties on both the local and national level. Peter McVerry Trust also participated in numerous debates and forums with interventions largely focused on areas such as prevention, housing supply and reform of the private rental market.

Presentation to the Joint Committee on Environment, Culture and the Gaeltacht

Peter McVerry Trust's CEO Pat Doyle presented to the Committee on the topic of 'Meeting the Current Housing Demand'. Peter McVerry Trust made suggestions around 5 key issues. National Housing Strategy: To create a sustainable framework to deliver current and future housing need. To prevent boom and bust cycle of housing provision and ensure enough social, affordable and private housing is built to allow people to rent or own their own homes.

Capital Acquisition Scheme: To create an expanded capital funding programme under CAS to allow for the acquisition of properties by voluntary housing bodies. This is the fastest way to provide accommodation and reduce the number of people who are currently homeless.

Regulation of the Private Rental Market: To end discrimination against those in receipt of social welfare supports, to ensure that rent prices are linked to cost of living index.

Prevention: Increase the emphasis on early intervention as a means of preventing homelessness. Ensure that no policy measure or programme will result

in people becoming homeless e.g. cuts to social welfare make it harder for people to exist on low incomes.

Task Force: To create a special cross party Oireachtas Committee/Task Force to involve members from across various committees to work to tackle the housing crisis and the issues that have led to it.

Submission on the Preparation of a Social Housing Strategy

Peter McVerry Trust made a short submission in a response to Housing Agency call in June. Organisations were asked to input into the development of a new Social Housing Strategy. The submission developed by Peter McVerry Trust sought to address a number of issues in relation to the delivery, financing, and the type of housing units to be delivered. It also underlined the importance of a long term, well financed strategy being developed.

A central point in Peter McVerry Trust's submission was the need for the State to lead on the delivery of housing in the State. We argued that the provision of housing needs should be underpinned by the recognition of the right to a home, as well as a clear understanding that the State has an obligation to lead and facilitate the provision of housing for those in need.

Peter McVerry Trust also stressed that social housing delivery would need to accurately represent housing need. We highlighted the fact that over 60% of those persons supported by Peter McVerry Trust were single person households, which is representative of the broader population of people experiencing homelessness. This would mean that unlike previous

social housing plans which built almost exclusively.

The submission also proposed greater supports for Approved Housing Bodies like Peter McVerry Trust in accessing finance to develop small scale projects that would assist in the achievement of the housing led approach to homelessness.

The delivery of traditional forms of social housing takes a number of years between consultation, planning design and construction. In the intervening period Peter McVerry Trust argued for additional funding support to acquire existing stock, renovate empty units and to audit and examine existing residential and commercial stock to see if could be more effectively used for housing solutions.

Reform of the Private Rental Market

Peter McVerry Trust actively engaged in the discussions on the need to reform the private rental market in Ireland. The rental market has traditionally been the main source of accommodation for young single males exiting homelessness. However, the numbers that have been able to secure rented accommodation in recent years has declined due to availability and affordability issues.

In order to bring about an immediate improvement in the situation Peter McVerry Trust called for the introduction of an immediate short term freeze on rents. We believe that this period would allow the reform of the private rental market to create a better balance between tenant and landlord, bring about affordability and allow new housing units (including social housing) to come on stream and lessen the challenge that a lack of supply current presents.

The Right to Housing

Our work on the right to a home continued in 2014 through the ESC Initiative. Peter McVerry Trust had made a submission on ESC Rights in late 2013 and welcomed the outcome of the Constitutional Convention in February 2014 when it recommended strengthening ESC rights via a referendum. We have continued to raise this issue in various meetings with public representatives and continue our work to promote the right to housing as well as the broader ESC rights.

Dublin City Council Housing SPC

Peter McVerry Trust was appointed to Dublin City Council's Strategic Policy Committee for Housing in 2014. The CEO Pat Doyle represents the charity on the committee which has a key role in shaping housing policy in the City. This position allows us to ensure that the needs of vulnerable homeless households are heard and taken into account. This position is for a 5 year term and is the first time Peter McVerry Trust has held a seat on a local authority SPC.

Communications Highlights

In 2014 Peter McVerry Trust continued its work to build the profile of the charity, the services it provides and the participants that it supports. It

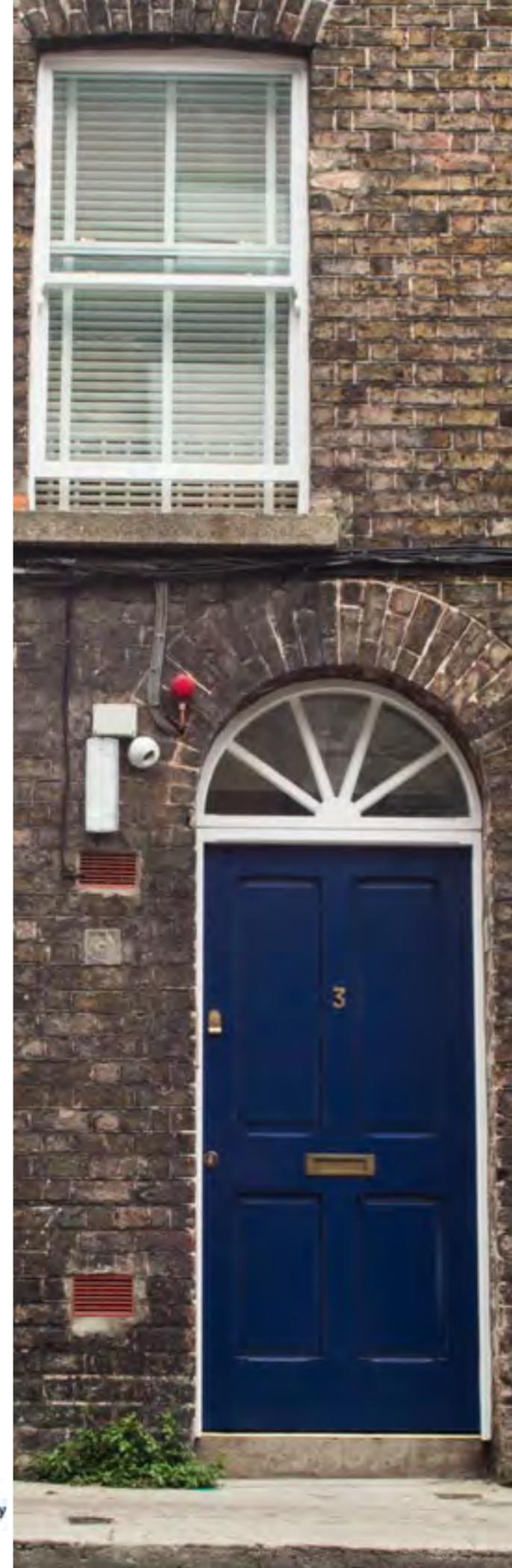
focused increased energies on building a stronger online media presence and broadening its reach through print and broadcast media.

The charity established itself as a regular contributor to media coverage and debates on issues such as rough sleeping, emergency accommodation, housing availability and rent supplement. Peter McVerry Trust generated a large number of media items based on proposals to media outlets on the positive work undertaken by the charity tackle homelessness. For example in the final quarter of 2014 a large volume of media pieces were generated on the back of the opening of new services in Dublin and Kildare.

A stronger presence for Peter McVerry Trust in print and broadcast outlets was supplemented by growth in its own online profiles. The website www.pmvtrust.ie recorded a doubling of visitors in 2014 and social media platforms such as Facebook, Twitter and YouTube continued to play a key role in engaging with members of the public.

In October 2014 Peter McVerry Trust launched a second website dedicated to students of second level schools. The website homelessnessinireland.ie provides educational materials and information on homelessness for schools and students. The site was designed and built in conjunction with Houghton Mifflin Harcourt and their staff who volunteered their time to build and design the site.

Overall the year was one in which Peter McVerry Trust featured heavily across a wide variety of platforms and on a diverse range of issues. The charity is recognised as a leading voice on homelessness and there has been a significant increase in the presence of the CEO in media reports.



6 FUNDRAISING



Peter McVerry Trust responded to the growing needs of people experiencing homelessness throughout 2014. The fundraising department ensured the unmet, additional costs of opening new services and expanding existing ones was supported by public donations. Peter McVerry Trust is extremely grateful for the enormous amount of support it receives from the many individuals, companies, communities and organisations that contribute to our work.

Individuals

The largest amount of donations to Peter McVerry Trust continued to come from individual donors in 2014. These donors very generously contributed a €1.4m (45%) of our total fundraising income last year.

Thanks to the incredible generosity of all our donors and supporters, we surpassed our fundraising target, with more than €3.15m raised in funding. This was a rise of 13.5% from 2013 fundraised income levels. We also doubled the number of new corporate and individual donors to the charity.



Corporate

The business community provided support in a number of ways throughout 2014, from sponsorship, to donations and grants, as well as volunteer support through our employee volunteer programme.

Some key partnerships included being chosen as the GAA charity of choice in 2014. ESB Electric Aid provided funds to purchase a service vehicle for Peter McVerry Trust's fourth Under 18s Residential Service. Clontarf Castle Hotel and the Gaiety Theatre continued to generously sponsor our annual Gala Ball and Christmas cards appeals respectively.

At Christmas, companies donated the highest amount ever to our annual corporate appeal. More than €300,000 was donated along with gifts of food hampers, clothes and items for individuals moving into their own homes. We also welcomed 30 SQS staff at St Catherine's Foyer Supported Temporary Accommodation service. The volunteers helped provide a traditional Christmas lunch, along with gifts and festive music to residents.

Opening Doors Appeal

Peter McVerry Trust's Opening Doors appeal, which takes place around World Homeless Day on 10th October each year, was launched in 2013. It has gone from strength to strength and in 2014 doubled its income. The week long appeal was launched to raise both awareness about homelessness and vital funds to support our work.

A number of schools, colleges, businesses, community groups and individuals demonstrated their support by engaging in awareness raising activities and by making donations and organising events to support the services provided to people in homeless services.

Peter McVerry Trust also launched a new educational website resource for students and teachers at secondary school level to help them better understand the complex issues surrounding homelessness. This was a joint project between staff at Houghton Mifflin Harcourt and PMVT. The website is available at www.homelessnessinireland.ie





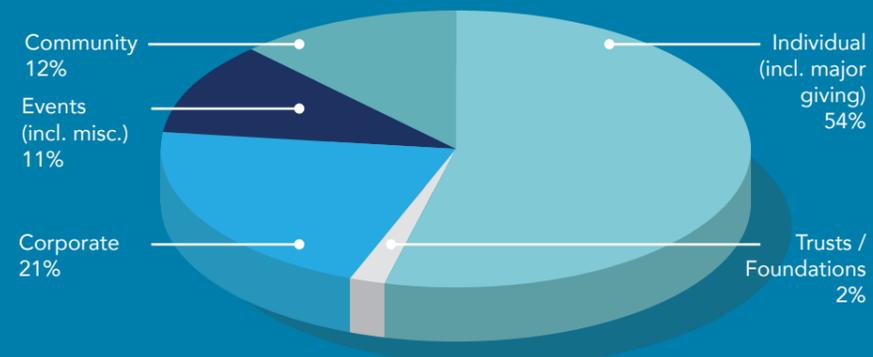
Christmas Campaign

The public's generosity and concern for those out of home, particularly in the lead up to Christmas, was phenomenal. This extraordinary level of support enabled the charity to respond rapidly to the growing need of people experiencing homelessness during the winter months.

Our Volunteers

Lastly, but by no means least, we have a small number of loyal and dedicated fundraising volunteers who made an extremely valuable contribution throughout the year – by helping with events, collections and mailing campaigns to name but a few! We are extremely grateful to each and every one for giving their time so generously.

Fundraising Sources by Sector 2014



Fundraising Highlights

The new Business Breakfast was held at the Westbury Hotel, with Minister for Public Expenditure & Reform, Brendan Howling TD, attending as the keynote speaker.

65 walkers completed The Long Walk Home Royal Canal Challenge from Mullingar to Dublin, and 120k along the Camino Way from St Jean de Port to Los Arcos, both led by our CEO Pat Doyle. The Calcutta Run, organised by A&L Goodbody Solicitors and The Law Society, launched a successful new 5km course alongside its 10km one, which took place in Phoenix Park.

Senator Fiach Mac Conghail, Director of the Abbey Theatre, raised over €8,000 through a charity hair cut. The senator shed his famous locks to raise money for Peter McVerry Trust's new youth cafe service.

The Wexford Cycle celebrated its 25th anniversary and saw a surge in numbers, with more than 500 cyclists taking part.

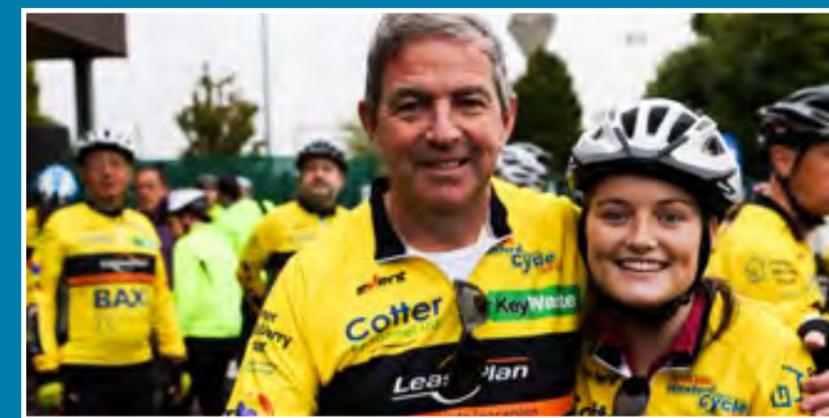


Christmas Fundraising Highlights

Our annual Christmas Carol Concert took place in St Patrick's Cathedral, hosted by Pat Kenny with special guest Brian Kennedy.

Our Corporate Christmas Campaign exceeded target, raising almost €300,000 in the last remaining weeks of the year.

Belvedere College students raised more than ever before from their annual Sleep-Out at the GPO and donated €70,000 from their efforts to PMVT.



7 HUMAN RESOURCES

Peter McVerry Trust's Human Resources (HR) team ensures that staff are engaged and motivated and can respond to the changing needs of participants. The HR team has played a key role in facilitating the growth in service provision through the recruitment and training of high quality staff that are committed to the charity's ethos and principles of service.

The HR team continued to provide professional and timely supports to the management team and staff of Peter McVerry Trust in relation to training and development, employee engagement, reward and recognition and general employee relations supports.

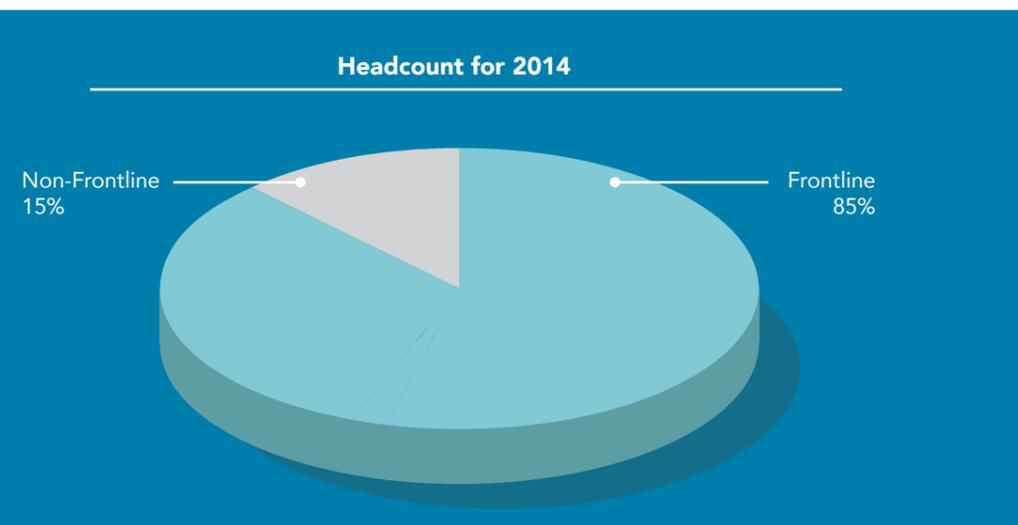
All supports and interventions are underpinned by the ethos of Peter McVerry Trust as well as best practice HR management and compliance with the employment legislation framework.

Headcount for 2014

On 31st December 2014, Peter McVerry Trust employed 146 full-time equivalents. Of this, 126 were employed in front-line positions and 23 in non frontline head office positions.

The total full time equivalent of core staff at the end of 2013 was 111.5. Thus 2014 experienced a substantial increase in core staff of close to 31%. It is anticipated that this level of headcount growth will continue for 2015 and thus core headcount will be close to 200 by the end of the 2015. This increase in staffing levels reflects both the increase in service provision and also the nature of the services provided which require high staff levels to ensure the best supports are provided to individuals experiencing homelessness.

At the end of 2014, the number of staff on our relief panel was 109, which represented a 51% growth on the previous year. Peter McVerry Trust operates a policy of initially hiring staff onto our relief panel and following a rigorous interview process; offering fixed term contracts to suitably qualified and experienced relief workers.



Peter McVerry Trust piloted a Graduate Recruitment programme in 2014 which saw eight newly qualified social care workers join our staff team. The programme was very successful in hiring high calibre graduates and in building links with educational establishments. The programme will be repeated in 2015, where it is expected to double the intake of 2014.

In 2014, 12 of our staff graduated from the Dublin City University Certificate in Homeless Prevention and Intervention. 10 of our staff also benefited from our educational assistance and study leave programme in 2014, which supported them with their ongoing professional studies.

HR Policies and Employee relations

A comprehensive review of our HR policies and procedures took place in 2014 and a rollout plan, including management and staff training workshops on the revised policies is in place for 2015.

Training and Development

In 2014, our staff experienced a marked increase in the volume, variety and depth of training and development interventions. In total there were 474 days training across ten different training categories in 2014. Each staff member was given at least one day's training, with 113 staff receiving two or more training days.

The HR Department revamped Peter McVerry Trust's induction training to ensure a greater focus on our ethos and its practical application. 100 staff; both core and relief attended this training, which is mandatory for all new recruits. We sourced a new training provider for our Managing Challenging Behaviour programme and this will continue to be run throughout 2015. Every service was provided with a defibrillator and related training was provided for core staff working within the services as well as Head Office staff. This will also continue in 2015.

8 PMVT DIRECTOR'S REPORT & FINANCIAL STATEMENTS

Corporate Governance Structures

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.

Our Board comprises of 10 directors with backgrounds in business, finance, 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 and receive no remuneration. 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 6 times per year and holds its AGM annually each summer. 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 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.

There are 4 committees that also report directly to the Board on a regular basis.

These are:

- Audit and Finance
- Fundraising
- Remuneration
- Research and Services

The Audit and Finance Committee meets 7 times per year. The Research and Services Committee also meets 7 times per year. The Fundraising Committee aims to meet 3 times per year while the Remuneration Committee meets twice yearly.

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 Company 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. We also comply with the Statement of Guiding Principles for Fundraising created by the organisation Irish Charities Tax Research ICTR. The Board of Directors have appointed Donal Ryan and Associates, 34 Manor

Street, Dublin 7 as auditors of Peter McVerry Trust for 2014.

Further to our 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 we receive funding. 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 a registered charity CHY7256.

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 HSE for its addiction services and approval from the HSE Under 18s Childcare Inspectorate for its residential childcare facilities. It also measures itself against Children First legislation, Putting People First Standards and QUADS.

Housing Agency Regulation Office
The Peter McVerry Trust is an Approved Housing Body and a member of the Irish Council for Social Housing and is ranked as a Tier 2 housing based on the number of housing units. We are fully signed up to the voluntary regulatory code. As part of our obligations we have completed our submissions of the annual regulatory report.

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 needs of people experiencing homelessness.

The CEO has overseen significant growth since then and in 2014 Peter McVerry Trust worked with 4,460 people. The charity provides over 300 residential placements per night.

There are no top ups paid to the CEO, senior management team or indeed any Peter McVerry Trust staff member and no employee of Peter McVerry Trust is paid a six figure salary. The CEO's salary is in line with HSE pay scales and is aligned to point 1 (entry point) for a Director Regional Health Office post. The CEO's salary has been frozen on point 1 since 2009.

All salaries paid to staff of Peter McVerry Trust are in line with HSE pay scales. In light of the current economic climate and in an effort to maintain service provision the CEO, senior management team and staff of Peter McVerry Trust took a voluntary pay cut in 2009 and all staff salaries have undergone a pay freeze since then.

The Board of Directors of Peter McVerry Trust appoints a Remuneration Committee that meets twice yearly to monitor and review all staff salaries.

Financial Review

The results for the year are set out on page 44.

Against the backdrop of a difficult economic climate and insecurities over funding, 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.

Sinking Fund

In order to ensure that the Peter McVerry Trust meets all its obligations under the Housing Agency Regulatory Code and to ensure sustainability of our housing stock going forward, the board of the Peter McVerry Trust approved a policy for the establishment of a sinking fund in late 2014. This fund will come in to being in January 2015.

Principal Funding Sources

Aside from the grant income received from Public Sector, 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 invest 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 have 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 have 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 charities services going forward. The Board of Directors are 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 while at the same time not holding excessive reserves that would unnecessarily limit the amount spent on current charitable activities.

The Board have 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.

Events after the Balance Sheet Date

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

Funds held as Custodian Trustee on behalf of Others

The charity or its trustees do not hold any funds or other assets by way of a custodian arrangement.

Books of Account

The measures taken by the directors to ensure compliance with the requirements of Section 202, Companies Act, 1990, regarding proper books of account are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel and appropriate expertise and the provision of adequate resources to the

financial function. The books of account of the company are maintained at the Registered Office.

Auditors

The auditors, Donal Ryan & Associates, will continue in office in accordance with the provisions of Section 160(2) of the Companies Act, 1963.

This report was approved by the Board on 24th June 2015.



Detailed Income and Expenditure Account for the Year ended 31 December 2014

	2014
Income	
Peter McVerry Trust Generated Fund	€ 3,814,046
State Funding	€ 6,842,691
Total Income	€ 10,656,737
Expenditure	
Total Costs	€ 10,655,629
Surplus / (deficit) for the year	€ 1,108
Reserves	
Unrestricted Cumulative Reserves	€ 2,672,841
Major Restricted Investment Reserves (MRIR)	€ 0
Total Restricted & Unrestricted Reserves	€ 2,672,841
Capital Reserves	€ 2,840,436

Peter McVerry Trust would like to recognise the following organisations for their continued support & partnership.

Dublin Region Homeless Executive (DRHE)

Dublin City Council

Fingal County Council

Kildare County Council

Limerick County Council

South Dublin County Council

Health Service Executive (HSE)

Irish Probation Service

North Dublin Regional Drug and Alcohol Task Force

TUSLA

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