



**Peter  
McVerry  
Trust**

Opening doors for  
homeless people



Annual Report

**2018**



**Board of Directors**

Rod Ensor – Chairperson (Re-appointed May 2018)  
 Peter Birthistle – Treasurer (Re-appointed May 2018)  
 Peter McVerry SJ – Founder and Secretary  
 Patricia Bourke  
 Audrey Byrne  
 Ciara O’Sullivan (Appointed January 2018)  
 Dr Philip Crowley  
 Wenda Edwards  
 Dick Lavelle

**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

**VISION**

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

**MISSION**

Peter McVerry Trust is committed to reducing homelessness, the harm caused by substance misuse and social disadvantage. 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.

**AIMS**

- 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 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.



# JOANNE'S STORY

## JOANNE'S STORY

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Joanne was living in a hotel room with her two young children for two years before moving into Castle Court in Dublin city centre, which is managed by Peter McVerry Trust.

"When I walked in, I was just overwhelmed. I couldn't really speak, I was just full of emotion. I couldn't believe it. I just think [the apartments] are absolutely beautiful, I really do," she says.

"I'm just looking forward to actually settling in and just feeling secure and having stability in my life and my kid's lives.

"Even when it comes to school, if you don't have stability and you don't know where you're going and where you're going to be living, that affects your child. I'm just really looking forward to having a nice life with my kids and having a home and somewhere to call my own."



our funding, funding that is tied to the delivery of contracted services in partnership with and on behalf of Local Authorities and the State.

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 that 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.

Peter McVerry Trust would also like to place on record our appreciation for the donation in 2018 by the Capuchin day centre which has enabled us to ramp up housing delivery. I would also like to pay tribute and acknowledge the work of Stepping Stone Accommodation, an established and respected housing association, which came under the remit of Peter McVerry Trust in 2018.

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**

## INTRODUCTION BY THE CEO PAT DOYLE

In 2018 Peter McVerry Trust marked its 35th anniversary. It is disappointing that in our 35th year we worked with 5,841 people, the highest in our history. Yet as CEO I am also proud that we continued to provide for those who are vulnerable and who are on the margins of our society by offering high quality services with professional supports and staff.

Unfortunately, the homeless crisis continued to grow and reached record levels again during 2018. 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 a snapshot of our work throughout the year. Among the organisation's activities highlighted in this annual report is the charity's ongoing response

to the need for emergency shelter. This included the provision of new emergency accommodation for single people, couples and increasingly for families impacted by homelessness. This report also highlights Peter McVerry Trust's growing regional presence across Ireland, having established a strong presence in counties Limerick, Kildare and Louth. I am also delighted to say that this report features details of important developments in our housing work, with 2018 seeing our significant progress on the delivery of housing pathways including our first green field development for social housing.

One of the most significant events of 2018 was the work associated with Storm Emma and Beast from the East. The extreme weather conditions which gave rise to a

red weather alert saw the largest mobilisation in the history of the organisation.

Our staff went to great lengths to engage, support and secure shelter for those people sleeping rough. This work undoubtedly saved lives and led to many people who had been sleeping rough securing long term supported temporary accommodation. I want to place on record my sincere gratitude to the public who continue to fund much of what we do through direct donations to this organisation. Your generosity and ongoing support of our work is deeply appreciated and I hope as CEO you are left in no doubt as to the impact of the funds donated. I want to recognise the funding that comes also from statutory sources, which makes up the bulk of



## MESSAGE FROM OUR FOUNDER FR PETER MCVERRY SJ

It was another disappointing and frustrating year for homeless people. During the year, the number of homeless adults, families and children continued to increase (686 more adults, 209 more families and 480 more children). These figures, on their own, however, while disappointing, do not reflect the true tragedy of homelessness. To identify the number of adults and children who experienced homelessness in 2018, we also need to know the number who exited homelessness that year. It is very difficult to get those figures. The Department of Housing say that over 5,000 adults exited homelessness in 2018, but this figure includes those who were prevented from becoming homeless in the first place. How you can exit homelessness without actually becoming homeless is a mystery to me! Even a Jesuitical mind cannot get

around that! It appears that about 3,000 adults actually exited homelessness in 2018, which means that almost 4,000 adults went through the trauma of becoming homeless in 2018. The most memorable event of 2018 was Storm Emma, the Beast from the East. For homeless people, it was a dangerous and difficult time. We erected several marquis in a sports hall to accommodate those who might otherwise have had to sleep rough and we had a minibus on the streets all night picking up homeless people who wanted to come indoors. Some refused the offer, but a doctor who came with us, was able to assess if their refusal was due to a mental illness which did not allow them to make an informed choice, and, if so, they were brought directly to hospital. This undoubtedly saved lives. I would like to thank Pat Doyle, our CEO, and all the staff who gave

up several nights' sleep to provide this life-saving service. Their commitment is typical of our staff who are prepared to go beyond their contracted hours to meet the needs of homeless people.

During 2018 we opened two new hostels, one in Kerdiffstown, near Naas, and one in St. Stephen's Green – a very nice address to provide if seeking employment! However, we recognise that every time we open a new hostel, it is an admission that the combined efforts of statutory bodies and voluntary associations to reduce homelessness have failed. The year in which we start closing hostels because they are no longer needed is the year in which we can begin to celebrate.

While only a small minority of homeless people have an addiction problem, they are amongst the most complex and needy of homeless people. Treatment services are very scarce. While we have been running our own residential detox service for over 18 years, it sometimes proved difficult to find a place in treatment for those who had finished their detox. That left people at risk of relapse, while waiting for a place in treatment to become available. We opened a new residential treatment centre in 2018 which reduces that risk, and will enable more people to put the scourge of addiction behind them.

Homelessness is no longer just a Dublin problem. In 2018, there were increases in homelessness in Cork, Limerick, Galway, Kerry, Mayo, to name just a few. We have extended our activities into the North East Region, with an office in Drogheda.

And the problem of homelessness may well get worse in the years ahead. There are 40,000 mortgages in arrears of more than two years and the Central Bank estimates that at least 50% of these will be repossessed. The households in some of those repossessed houses may end up homeless. Furthermore, the government's strategy of relying on the private rented sector to move homeless people out of homelessness is becoming more and more unsustainable. There were 6,000 less houses and apartments to rent in 2018 than in the previous year, and the rents for almost all of those available exceeded the Housing Assistance Payment (HAP) allowance. It is already a very frustrating and demoralising experience for homeless people seeking private rented accommodation, queueing up, night after night, to view an apartment with up to 40 other people, most of whom have cash in hand, and knowing that the chances of being given a tenancy are very slim. With demand far exceeding supply, fewer landlords are now willing to accept the HAP. Again, with Brexit, there may be a large increase in EU citizens coming to Ireland to work or study, and they will be looking for accommodation in the private rented sector, increasing demand as supply shrinks. As rents continue to increase, the HAP allowance paid to landlords (already €2 million per day) will have to increase, posing a continually increasing burden on the taxpayer.

Fr Peter McVerry SJ



JANUARY

Work commences on site at Ravenswood Social Housing Scheme.



JULY

Mark Conlon completes 33 marathons in 33 days to raise money for Peter McVerry Trust.

Peter McVerry Trust mobilises to protect rough sleepers as Storm Emma hits Ireland.

FEBRUARY



An empty homes photo exhibition and walking tour is held as part of Heritage week in association with the IAF.

AUGUST



MARCH

Peter McVerry Trust uses a new empty homes mapping app with the help of Twitter Co-Founder Biz Stone. Emma and the Beast from the East hits Ireland.



SEPTEMBER

The National Housing First Implementation Plan is launched at Peter McVerry Trust's housing development St Agatha's Court.



New Homeless services opened after extreme weather hits Ireland offers long term accommodation for former rough sleepers.

APRIL



Peter McVerry Trust organises Ireland's first homeless film festival with an exclusive screening of Rosie.

OCTOBER



MAY

Peter McVerry Trust opens Dublin's first Repair and Lease property in Ballyfermot.



NOVEMBER

Peter McVerry Trust is selected as one of Europe's digital pioneers by Google and the Financial Times.



Peter McVerry Trust opens Limerick's first repair and lease property in Newcastle West.

JUNE



Castle Court Housing development is opened by Minister Damien English.

DECEMBER





“ MY HOPES FOR THE FUTURE ARE TO BASICALLY OVERCOME THE HOMELESSNESS SITUATION I’M IN. I HAVE NO DOUBT THAT I AM GOING TO OVERCOME IT.”

# MICHAEL'S STORY

## MICHAEL'S STORY

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Michael was a resident of Peter McVerry Trust's youth homeless service in Dublin, which caters for young adults aged between 18-24.

He is a talented artist and says that painting and drawing are a form of therapy for him.

“I just love drawing. I think I've drawn for so long that it's become so normal to me that I don't know how to talk about it anymore,” he says. “I think when I draw...it takes me away. It makes me think, this is who I am and if I don't leave anything else behind, at least this is something that people can remember me by.”

Michael's mother also experienced homelessness.

“My mother was homeless and was so entrenched in homelessness that she couldn't sleep in a bed, she had to sleep in a doorway. She'd have hotels she'd go back to, or my uncle's sometimes, but she was entrenched so much that she'd be up out of the bed at five in the morning and you'd find her on the street in St Stephen's Green asleep on the road. So it was kind of sad to think that she went through that and I'm going through it,” he explains.

“My hopes for the future are to basically overcome the homelessness situation I'm in. I have no doubt that I am going to overcome it.”

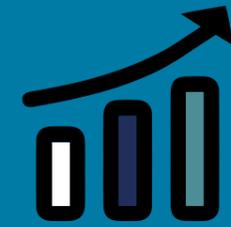
U18S RESIDENTIAL	DRUG TREATMENT	HOMELESSNESS	HOUSING	PREVENTION
 Residential Care	 Stabilisation Centre	 Adult Emergency Accommodation	 Housing First	 Open Access Service
 Aftercare	 Residential Community Detox	 Family Hub	 Accommodation Finders	 Information and Advice
 Ring Fenced Youth Housing Pathways	 Emergency Accommodation Outreach Programme	 Open Access Service	 Housing with Supports	 Housing Sustainment
	 Drugs Awareness and Education Programme	 Kildare Emergency Out of Hours Freephone	 Social Housing Development & Acquisition Programme	 Education Supports



In 2018 Peter McVerry Trust engaged and supported

**5,841**

people impacted by homelessness.



This represented a

**16%**

**year on year increase**

in the number of people the charity supported and was the highest in the charity's 35 year history.



**5,528**

Residential Placements Provided



**418**

People Out of Homelessness



**76%**

Males



**24%**

Females



**32**

years old

is the average age of those supported in 2018.



**14**

Local Authorities

Active in 14 local authorities across Ireland.



**39,000**

Home Support Visits with people supported in housing by Peter McVerry Trust.



**390**

Over 390 homes now provided by Peter McVerry Trust at end of 2018.



AT THE END OF 2018 PETER MCVERRY TRUST HAD OVER 390 RESIDENTIAL UNITS, AN INCREASE OF OVER 40% YEAR-ON-YEAR.

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.

In 2018 Peter McVerry Trust's first greenfield development at Ravenswood, Coldwinters, Fingal, Dublin went on site. This would see the construction of eight one bedroom housing units and a community building on a derelict site in North Dublin. The charity also continued to lead the way in the reuse of empty buildings with the first Repair and Lease properties in Dublin City and Limerick.

Photo top: Ravenswood - Construction Photo.  
Photo bottom left and right: Newcastle West, Limerick a Repair and Lease property.



At the end to 2018 Peter McVerry Trust opened Castle Court apartments in Dublin 2. This development was purchased off-market with the support of the Housing Agency, Dublin City Council and Rebuilding Ireland. It is the single largest purchase in Peter McVerry Trust's 35 year history at €3.7 million.

Photo above: Castle Court Photo with Pat and Damien English and tenant



In 2018, Peter McVerry Trust took over the operations of Stepping Stone Accommodation a small approved housing body located in Dublin. All property and tenants will now be managed and supported by Peter McVerry Trust. Stepping Stone was originally established as House-A-Marriage (HAM) and had its first property in Phibsboro.

Since then it had grown its social housing stock to 29 units. The 29 units will continue to be used to offer social housing and all tenants will receive the support of Peter McVerry Trust's Housing with Support service.

Photo above: Piers White, Stepping Stone, Minister Eoghan Murphy, Michael Hillary, Stepping Stone, Pat Doyle, Peter McVerry Trust



# GARY'S STORY

## GARY'S STORY

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Gary was living in emergency accommodation in a B&B in Co. Louth before moving into an apartment with help from Peter McVerry Trust, which started working in the North East region in 2017.

"I'm over the moon with this place. I have my own freedom. I have my own place that I can relax in and cook, do the whole lot," he says.

"The kids love it here. They stay with me a lot of nights. They look forward to coming here and I look forward to them coming here."

Peter McVerry Trust officially opened its North East Regional Office in Drogheda in September 2018. Our work in the region focuses on housing and supporting people to maintain tenancies.

IN 2018 PETER MCVERRY TRUST PROVIDED **5,528** RESIDENTIAL PLACEMENTS ACROSS OUR SERVICES. **THIS WAS A 54% INCREASE ON 2017.**

In the absence of adequate social and affordable housing Peter McVerry Trust continued to provide shelter where the need existed to the best possible standards, with a focus on quality and progression to housing.



Peter McVerry Trust's service at Kerdiffstown House opened in 2018.



Peter McVerry Trust's service in Dublin 2 opened in 2018.

### STORM EMMA / BEAST FROM THE EAST RESPONSE

In response to the extreme weather events of late February, early March 2018 Peter McVerry Trust was involved in a unique effort to protect people sleeping rough. Over the course of a few days Peter McVerry Trust staff were able to help over 160 people access extreme weather accommodation preventing loss of life during near record snowfall across much of Dublin and Kildare. This work was later recognised by An Taoiseach.



St Catherine's Sports Centre where extreme weather accommodation was provided for over 120 people during Storm Emma/Beast from the East.



Peter McVerry Trust in partnership with the DRHE was able to open three new residential homeless services as a result of the storm response. These were opened and made available within a week of the storm hitting.



## NEIL'S STORY

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Neil, who has studied in Trinity College and works in the area of mental health, is a resident of one of our services in Dublin after experiencing homelessness for five years.

"I've been homeless for 5 years. Four and a half of them have been spent in different hostels, the other half was sleeping rough."

Neil is currently staying in one of Peter McVerry Trust's Supported Temporary Accommodation services (STAs) in Dublin City Centre.

"I was asked would I like to come over here, I said 'yeah', because it was a new service so, I agreed to come over. The staff are brilliant. Honestly, they give 120%. I'm really, really impressed with the McVerry staff. Even the McVerry relief staff; very pleasant...really good people. They're good these places, they really are," says Neil.

"I focus on basically generally keeping myself busy all week because I suffer from mental health problems, I have paranoid schizophrenia and I have depression and anxiety. So, I would've had this for years, so now I work within that field. It's about getting people with mental health issues in the area back in to forums, to have a talk and say what's going wrong rather than saying 'I'm not going in' and isolating themselves. So we'd encourage non-isolation, come in and say what you need to say, even if they just want to come out and blast out what's wrong with them and run, I don't care, just once they come."

"I was in Trinity College, I went through the Access (Programme) and ended up studying philosophy, theology, world religions and humanities. So I try and bring that philosophy to the courses that I do, or the workshops that I run; I try and bring that ethos of Socrates' 'Keep asking questions, until you find the truth'."

## PREVENTION SERVICES



### MOYROSS YOUTH ACADEMY

One of the prevention programmes supported by Peter McVerry Trust is the Moyross Youth Academy. Peter McVerry Trust provides funding for a woodwork teacher and materials to train long term unemployed young people as carpenters. The furniture made by the young people is then purchased by Peter McVerry Trust for use across our social housing schemes.

**PETER MCVERRY TRUST HAS SIGNIFICANTLY INCREASED ITS INVESTMENT IN PREVENTION WORK IN RECENT YEARS. THE CHARITY IS WORKING TO PROVIDE A TARGETED PROGRAMME OF SERVICES AND ACTIVITIES THAT WORK TO PREVENT PEOPLE WHO ARE AT RISK OF HOMELESSNESS EVER ENTERING HOMELESS SERVICES.**

### BELVEDERE YOUTH CLUB

This work is aimed at those in immediate risk of becoming homeless, such as those living in the private rental sector, those exiting state care, hospitals or prisons. Our prevention work also takes a long-term strategic approach by targeting communities and areas which face significant economic and social challenges and where people may be more likely to access homeless services. Peter McVerry Trust is investing heavily in supporting programmes on education, social integration, and social enterprise projects in these communities. The charity is also scaling up its work on mental health supports and partnerships with groups like the Men's Shed Movement and community employment schemes.



Belvedere Youth Club receives financial support from Peter McVerry Trust to provide IT programmes to young people from the inner city.

### U18S RESIDENTIAL SERVICES

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

In 2018 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 2018 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. These housing units have a positive impact on supporting young people in designated move on options, thus reducing the risk of adult homelessness.





Peter McVerry Trust provides a number of drug treatment services in Dublin to people impacted by homelessness. Those services include our Residential Community Detox and our Day Service which 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.



## NIALL'S STORY

Niall was a resident of Peter McVerry Trust's residential community detox service, based in north County Dublin. The facility differs from other detox services as it includes a farm on its six-acre site, which residents work on as part of their therapy.

"I had experience in other detox centres before and they were all sort of like hospital settings, but this programme was a different experience. It's just a really relaxed vibe as soon as you get there. There was always something to be doing. The programme is designed so you're kept busy throughout the day and you're not left with too much time for yourself," says Niall.

"It has a real community feel to it. Even going in there, you'd go in, sit down and talk to your key worker. You could be talking about anything, whatever is going on for you that day, and then you'd be given a few questions to write that night just to get a better understanding of what's going on for you at that time."

Niall was detoxing from Methadone and entered the six-week programme in 2017. He enjoyed the physical aspect of the therapy, which included working with the animals and in the polytunnels.

"It was great to be out in the fresh air, being out with the animals and feeding them and actually just doing something for someone else. I would have found working with the plants in the polytunnels a bit more relaxing because it wasn't as strenuous and it was just a bit more relaxed."

Following his detox, Niall moved on to one of Peter McVerry Trust's drug-free housing service. He has since secured his own private rental accommodation, but Niall says the experience of living in drug-free housing was key to his recovery.

"Living in the drug-free housing was great. Just to have that support there in the house. Or when you come home after having a bad day, there was always someone there. When you're at your lowest, there's someone there. You're there to have the laugh as well. That is something that I really missed through my years of addiction – having a proper laugh and not taking things too seriously and being able to laugh and joke. That's one thing I've done over the last few months I've had quite a lot of giggles," he says.

**"I'M VERY PROUD OF MYSELF AND WHAT I'VE ACHIEVED SO FAR, AND WHAT I WANT TO ACHIEVE IN THE FUTURE AND ACTUALLY BELIEVING THAT I CAN DO IT."**



In 2018 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 featuring widely across broadcast, print and digital media platforms as it delivered evidence based and solution focused commentary. Peter McVerry Trust received particularly high levels of media exposure for our report on rural homelessness launched at the National Ploughing Championships, on the issue of Housing First and reaction to the extreme weather event of Storm Emma and the Beast from the East.

In 2018 the communications team organised Ireland's first homeless film festival with over 1,200 people attending over the course of four days.

€8.9 million

In 2018 Peter McVerry Trust raised €8.9million in fundraising income, of which €900,000 was restricted funds for capital development projects (including water refund donations) and €1.6 million in legacies.

20,000 Donations

In all Peter McVerry Trust benefitted from in excess of 20,000 donations in 2018.

45% Individual Giving

Individual giving accounted for 45% of our total unrestricted fundraising income in 2018.

Donations Grew by 11%

Income generated through corporate partnerships and donations grew by 11% in 2018 with over €1.5 million generated via corporate fundraising streams.



1. The high profile Harvey Norman Making Homes campaign in February promoted our housing message nationally, raising €182,000 to kit out 20 homes.
2. Over 1,000 cyclists and runners took part in the 20th Calcutta Run.
3. Over 300 cyclists raised over €200,000 during the 29th Wexford Cycle.
4. Corporate volunteers provided almost 2,000 hours of support to enhance and maintain Peter McVerry Trust's housing, homeless and detox services as well as fundraising activities.
5. Over 800 people attended our annual carol concert in St Patrick's Cathedral. A special thanks to Pat Kenny, Mary Black and Speak Up, Sing Out and Dublin Male Voice Choirs
6. Our annual Opening Doors Appeal, which marks World Homeless Day grew by 10% - raising more than €280,000 over a two week period in October.

As of 31st December 2018, Peter McVerry Trust employed **391** whole-time equivalents. Of this **345** were front-line positions and **46** were non-frontline head office positions.

The total whole-time equivalent (WTE) of core staff in 2017 was 294. Thus our number of **core staff grew by 33%** in 2018. In line with organisational growth and the need for staff engagement, retention, and development, the Human Resources Department was expanded to include a dedicated Engagement and Development Manager.

At the end of 2018, the number of staff employed on our relief panel was 102. In 2018 we continued to implement a successful strategy of hiring “cluster relief” workers, whereby highly skilled relief staff with full-time availability are hired to work across a cluster of services depending on where the need arises. This strategy provides an excellent training and development path for our relief Social Care Workers, who may subsequently be offered a full-time line on a contract. We augmented this strategy with the introduction of a separate Trainee Social Care Worker programme with six successful intakes before Christmas.

During 2018 we continued our succession planning strategy by appointing four Managers to Heads of Services posts, twelve Team Leaders to Managerial roles and seventeen staff to Team Leader/Social Care Leader positions.

Training activity increased by 85% in 2018, which included the introduction of new training such as General Data Protection (GDPR) training as well as Naloxone administration. 2018 saw continued training in the structured Supervision and Performance Management programme for all Managers and staff.

## PETER MCVERRY TRUST GRADUATE PROGRAMME

In 2018 we marked the fifth Peter McVerry Trust Graduate Programme with 34 newly qualified Social Care Workers joining our teams across the services. The graduates came from twenty-three different universities and third-level colleges throughout the country. The programme continues to attract high caliber graduates who avail of a wide range of training development opportunities during their experience with the organisation.

In 2018 Peter McVerry Trust and IT Carlow began a new partnership to train PMVT staff through a higher diploma in Applied Social Care.



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 9 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 2018, two directors’ positions were up for renewal, with both reappointed. One new director was appointed in January 2018. All incoming directors were given a comprehensive induction. Following the AGM in 2018 the total members of the Board of Directors is 9.

### 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 six times per year. The Research and Services Committee meets five times per year. The 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. 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 2018 Peter McVerry Trust worked with over 5,841 people. The charity has 390 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 a 16% 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 twice 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. 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

Principal Funding Sources 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 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 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.

Extract from Consolidated Financial Statements of Peter McVerry Trust CLG for the year ended 31 December 2018.

Income	2018	2017
Peter McVerry Trust Generated Revenue & Capital Funding	€ 15,500,619	€ 10,012,317
State Funding	€ 24,258,055	€ 14,465,659
<b>Total Income</b>	<b>€ 39,758,674</b>	<b>€ 24,477,976</b>

Expenditure	2018	2017
Total Expenditure	€ 29,619,299	€ 23,892,202
<b>Surplus for the year</b>	<b>€ 10,139,375</b>	<b>€ 585,774</b>

This surplus was used to help fund the acquisition of over 12.7m in residential property in 2018.

Reserves	2018	2017
Capital & Revenue Reserves (unrestricted)	€ 21,002,423	€ 13,530,123
Sinking Fund (restricted)	€ 742,000	€ 142,000
Restricted Reserves	€ 2,317,074	€ 250,000
<b>Total Reserves</b>	<b>€ 24,061,497</b>	<b>€ 13,922,123</b>

Peter McVerry Trust would like to acknowledge the following organisations for their support during 2018.

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  
 Dublin Region Homeless Executive  
 Cavan 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  
 Health Service Executive  
 St Patrick's Mental Health Services  
 TUSLA  
 Irish Probation Service



**Peter  
McVerry  
Trust**

Opening doors for  
homeless people

[www.pmvtrust.ie](http://www.pmvtrust.ie)

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