



**Peter
McVerry
Trust**

Opening doors for
homeless people

**Peter McVerry Trust
Annual Report 2020**



BOARD OF DIRECTORS 2020

Fr Peter McVerry	Founder & Secretary
Rod Ensor	Chairperson
Peter Birthistle	Treasurer
Patricia Bourke D'Souza	
Denis O'Leary	(appointed September 2020)
Deirdre-Ann Barr	
Audrey Byrne	
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Philip Crowley	(stepped down May 2020)

Committee Members:

Gilbert Little	(appointed May 2018)
Allison Coughlan	(appointed January 2020)
Ollie O'Loughlin	(appointed July 2020)
Colin Smyth	(appointed July 2020)
Sean Downey	(appointed July 2020)
Alison Diamond	(appointed September 2020)

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 Partners,
St James' House,
Adelaide Road,
Dublin 2, D02 Y017

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

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

Peter McVerry Trust would like to sincerely thank the individuals in this annual report who have kindly consented to the use of their photo and quotes to demonstrate the impact of our work in 2020.

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Cover Image: Peter McVerry Trust's apartments, Fermoy, Co. Cork
Inside cover image: Peter McVerry Trust apartment, Killarney, Co. Kerry



Vision

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



Mission

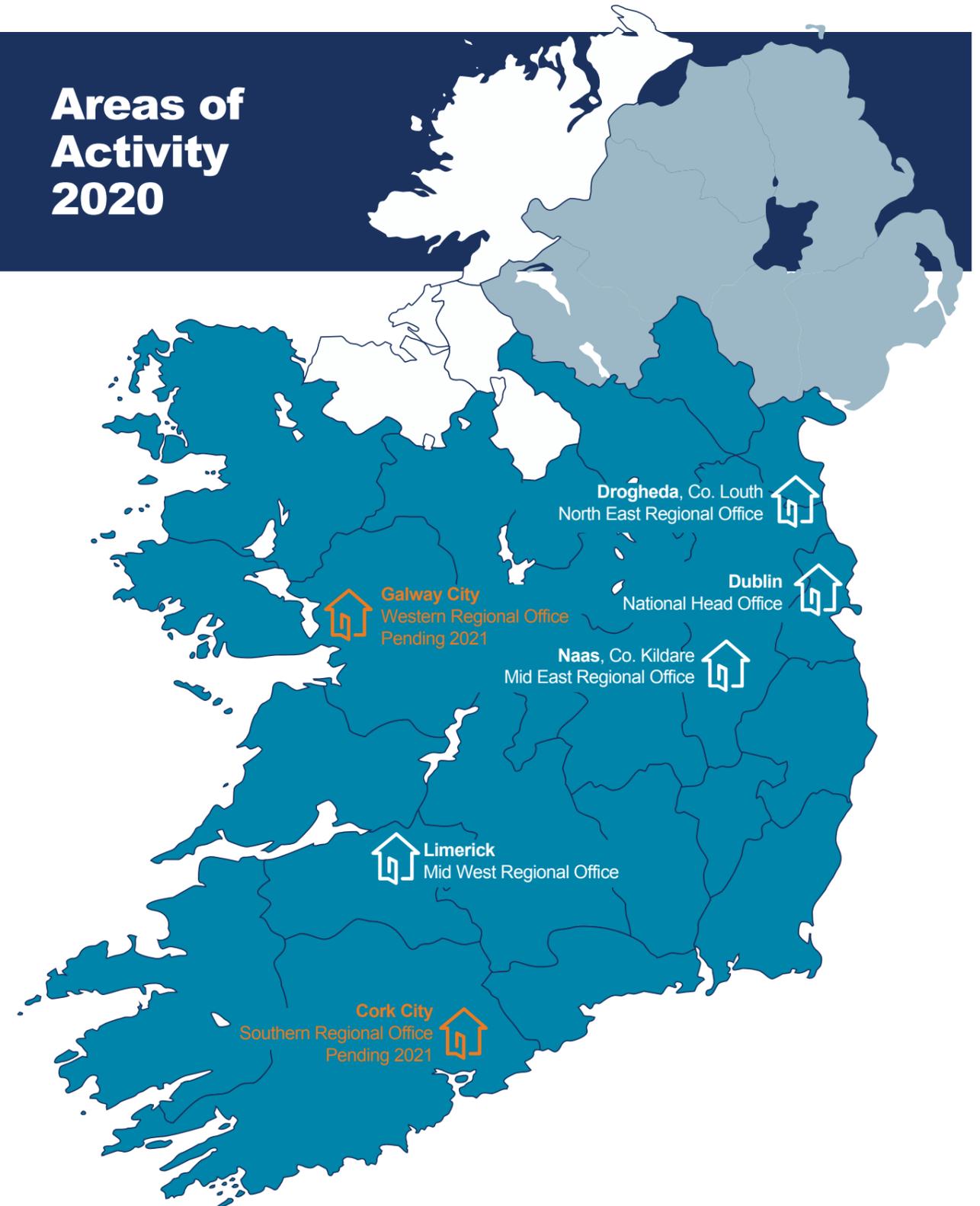
Peter McVerry Trust provides low threshold entry services, primarily to younger people and vulnerable adults with complex needs, and offers pathways out of homelessness based on the principles of the Housing First model. To target those most marginalised in society and offer a safe, challenging and supportive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



Aims

To treat participants with warmth and respect and actively encourage them to be involved in all aspects of their own support plan. To offer a comprehensive prevention package of support to reduce the likelihood of homelessness to those leaving care, those leaving treatment, those leaving prison or other institutions and those whose accommodation is vulnerable. To offer a comprehensive package of support that will provide the best opportunity possible for them and assist them in planning a pathway out of homelessness or drug use, or if they continue to use drugs, to assist them towards some level of stabilisation in order to live a life of dignity, with respect and opportunity. To assist each person to re-establish himself or herself in the community and move towards greater independence.

Areas of Activity 2020



At the end of 2020, Peter McVerry Trust was active in 28 of 31 Local Authorities across Ireland, an increase of 7 Local Authority areas versus 2019.

“Just a place to settle down and make a few new friends and just get on with my life, it’s excellent.”

PULL & BEAR
LONDON SHANGHAI MEXICO CITY MOSCOW
SINCE 1991

Craig, the first Peter McVerry Trust tenant in our CAS funded social housing scheme in Co Cork, which opened in June 2020.

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Message from the Founder, Fr Peter McVerry



The Oxfam Report 2020 noted that Ireland's nine billionaires saw their wealth increase by €3.28 billion during the pandemic. The ten richest people in the world (all men!) saw their wealth increase by €500 billion. But for most people, 2020 was not a year they want to remember. And for most homeless people, it was exceptionally difficult.

But there were a few positives. Some homeless people were able to get their own long-term, private rented accommodation, due to many Airbnbs returning to the private residential market, as there were few tourists available to rent them. And, due to the lockdown restrictions, fewer people than usual were chasing private rented accommodation. Some landlords were quite happy to accept referrals from Approved Housing Bodies like ourselves, as they knew we would refer homeless people who would be reliable, supported by ourselves and, if problems arose, we would be there to help resolve them. It was a win-win situation. So during 2020, we were able to help a record number of 1,300 people into a home.

Again, the ban on evictions was a key factor in the substantial reduction in the number of homeless people, from 9,900 in March 2020 to 8,200 in December 2020, which included a reduction of almost 1,000 in the number of homeless children.

However, the pandemic saw the withdrawal of many of the support services on which homeless people depended. Drop-in centres, where homeless people could spend some of their day socialising, seeking advice, having free tea, coffee, sandwiches or hot meals, watching television or using computers to seek employment or private rented accommodation, were forced to close. Our drug treatment services had to close, leaving those with addictions stranded; some relapsed back into addiction. AA and NA meetings were almost all closed. Counselling services could only offer telephone support. Toilet facilities for those living on the street were almost non-existent due to the closure of cafes. Those forced to beg saw fewer people passing by. Those with mental health issues deteriorated. For some, 2020 was a disaster, for others, they did their best to struggle through.

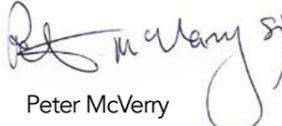
Our priority is the provision of permanent accommodation for homeless people. In particular, as the majority of homeless people now are single, our focus is on one-bed apartments, as most Local Authority builds are family units. However, the closure of construction sites, and the renovation of existing units which we have acquired, will delay our expanding provision of such accommodation.

Like every other charity, fundraising also faced a crisis. Events that depended on people coming together, such as sponsored runs, cycles, golf outings and gala dinners, were all cancelled. We faced a shortfall in planned income of around €1.2 million. There were also extra Covid-19 related expenses, such as PPE equipment, when required, for our frontline staff, and extra services to provide isolation facilities for those who tested positive for Covid-19 or who were in close contact. While some 130 homeless people tested positive, over 1,000 close contacts also had to isolate during the year. Fortunately, some individual donors were exceptionally generous, our senior staff took a pay cut, some staff worked reduced hours, and the forced closure of our drop-in centre and addiction centres allowed us to re-deploy staff and reduce our losses. Nevertheless, we face into 2021 with a deficit which we will have to recover.

Despite that, our work managed to expand. We worked with over 7,800 people, and we were active in 28 Local Authorities. We opened a new family hub in Galway City. Early school dropout is an indicator of potential homelessness as an adult. As a preventative measure, we took responsibility for two small schools, with about 70 pupils, which cater for young people who have dropped out of mainstream schooling, or have been expelled. These schools serve young people up to Junior Certificate level who are then supported in either returning to mainstream schooling to complete their Leaving Certificate or in advancing to an apprenticeship or to Youthreach.

Certainly, a very challenging year. But our CEO and management team met the challenges very effectively and with great flexibility. Our staff, most of whom are frontline workers, worked beyond the call of duty.

Many are asking when can we "get back to normal." But there should not be a return to "normal". The pandemic has revealed the inequalities and unfairness in Irish society. But it has also brought out the best in our society, a strong sense of solidarity and need to care for the most vulnerable amongst us. If that can be harnessed in the years ahead to address the homeless and housing crisis, then everyone may be able to dream of having that most basic of human rights, the right to their own home.


Peter McVerry

Foreword by the CEO, Pat Doyle



In 2020, Peter McVerry Trust faced a year like no other. As society sought to contain and deal with the multiple impacts of the Covid-19 pandemic, Peter McVerry Trust was one of many organisations that had to adapt how we operate and deliver for those in need.

As CEO, I am very proud of the work of our staff in 2020. Once again, they have demonstrated a clear commitment to our ethos and values and delivered in incredibly challenging circumstances. Throughout the pandemic, our staff have worked tirelessly on the frontline to protect and meet the needs of people impacted by homelessness across Ireland. Our major mobilisation on Covid-19 and response in partnership with statutory partners and other NGOs, saw the charity work with almost 3,000 people who accessed the various specific Covid-19 services we put in place at the outset of the pandemic. These services provided high quality supports and care to vulnerable people across Ireland and without doubt our staff, and this organisation, played a key role in safeguarding the health of all these people.

As an organisation that continues to do all it can for the most vulnerable and those on the margins of our society, I am pleased that this annual report carries further evidence of our commitment to the Housing First model and our continued partnership with Dr Sam Tsemberis and Pathways Housing

First Institute. In 2020, Peter McVerry Trust formally commenced Housing First programmes in the Midlands, Mid East and North East to add to the largest Housing First project in Dublin, which we have operated for a number of years. This resulted in the organisation being responsible for 61% of the National Housing First target and we continue to work closely with the office of the National Director of Housing First and Local Authorities to strengthen the roll out and delivery of the programme.

It is also clear from the 2020 annual report that our work to deliver high quality homes for people impacted by homelessness continues to go from strength to strength. The report sets out new housing developments delivered in counties such as Carlow, Cork, Galway, Kerry and Wexford, as well as continued progress in our larger developments across Dublin. This work, together with our work across Housing First and the Southern Area Resettlement project, clearly demonstrates our ability to respond to the needs of people across the country.

The work I have referenced above, together with that covered throughout this report, would not be possible without the partnership and support of our key stakeholders in the statutory sector. I would like to note the funding that we receive to deliver services contracted in partnership with, and on behalf of, Local Authorities and the State. I would like to acknowledge the support of the Department of Housing, Local Government and Heritage in funding us and also Dublin City Council, Dublin Region Homeless Executive, the HSE and Tusla, all of whom are key partners in the delivery of Peter McVerry Trust services. I would also like to acknowledge in particular the Capuchin Day Centre with whom we have an ongoing successful collaboration for the provision of social housing to homeless persons. A full list of those whose support is vital to our work is included within the report.

To our donors who, despite a severely challenging year for nearly all in Irish society, maintained their generosity. Your ongoing support of our work is deeply appreciated and, as CEO, I hope you are left in no doubt as to the impact of the funds donated.

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 the organisation and that we continue to deliver on our ethos and values.

Pat Doyle
CEO

Year in Review 2020



JANUARY

Peter McVerry Trust signed Housing First contracts for the Midlands, North East and Mid East regions which, added to our Dublin contract, made the charity responsible for 61% of Housing First services delivered across Ireland.



JULY

In July, we began providing social housing supports in Carlow, and housed our first tenant in the county, in partnership with Carlow County Council.

FEBRUARY

Staff helped over 85 people in our services secure their vote ahead of General Election 2020.



AUGUST

The charity completed its second Repair and Lease project in Cork City in the Sunday's Well area of the city.



MARCH

Peter McVerry Trust undertook a major mobilisation in response to Covid-19. The charity commenced operations at an apartment facility in Dublin to offer 110 apartment spaces for people at risk or impacted by Covid-19 in Dublin's homeless community.



SEPTEMBER

The Trust began delivering social housing in Kerry in partnership with Kerry County Council, opening 15 social housing units in Killarney.

APRIL

Peter McVerry Trust opened its Mid East Regional Office in Naas, Co. Kildare. This followed on from the commencement of the Housing First contract for the Mid East in January.



OCTOBER

Minister for Health, Stephen Donnelly, visited the Dublin Covid-19 Homeless Response Centre which Peter McVerry Trust operates in partnership with the HSE's Social Inclusion Office, DRHE and Dr Austin O'Carroll of Safetynet.



MAY

The Westside Modular Family Hub was opened in Galway City in partnership with Galway City Council, providing high-quality accommodation for up to 15 families.



NOVEMBER

Our Annual Report 2019 was launched at a major new construction project on Haddington Road, Dublin 4, where 18 new social housing units will be delivered.

JUNE

Social housing delivery began in Cork with the opening of a housing scheme in Fermoy, delivered in partnership with Cork County Council. A long-term vacant complex was renovated to provide 15 homes for people in the area.



DECEMBER

A new extension to our family service in Athy Co. Kildare was opened, increasing the service's capacity from seven to nine families.



Our Services

PREVENTION SERVICES

Peter McVerry Trust has significantly increased its investment in prevention services in recent years. Our investment in our prevention services and supports continued throughout 2020 in spite of the impact of Covid-19. Our services pivoted to adapt and respond as best we could to the varying public health advice and restrictions on face-to-face meetings and contacts.

Peter McVerry Trust's Information and Advice Centre and Homeless Café were amongst the services most impacted by the Covid-19 pandemic. This meant that only limited normal interactions were possible and most services moved from face-to-face to online and telephone supports.



Peter McVerry Trust's Learning Centre – Carline and CMS, two learning centres operated by the charity. 2020 marked the first full year that the charity operated both Carline and CMS learning centres.

HOMELESS SERVICES

Our homeless services continued to play a key role in the provision of high-quality shelter and supports to vulnerable people impacted by homelessness. In 2020, Peter McVerry Trust operated emergency homeless accommodation in eight Local Authorities across Ireland.

In 2020, we supported 2,479 people across our adult services and our family homeless accommodation. This included 368 families with 528 children in our family hubs.

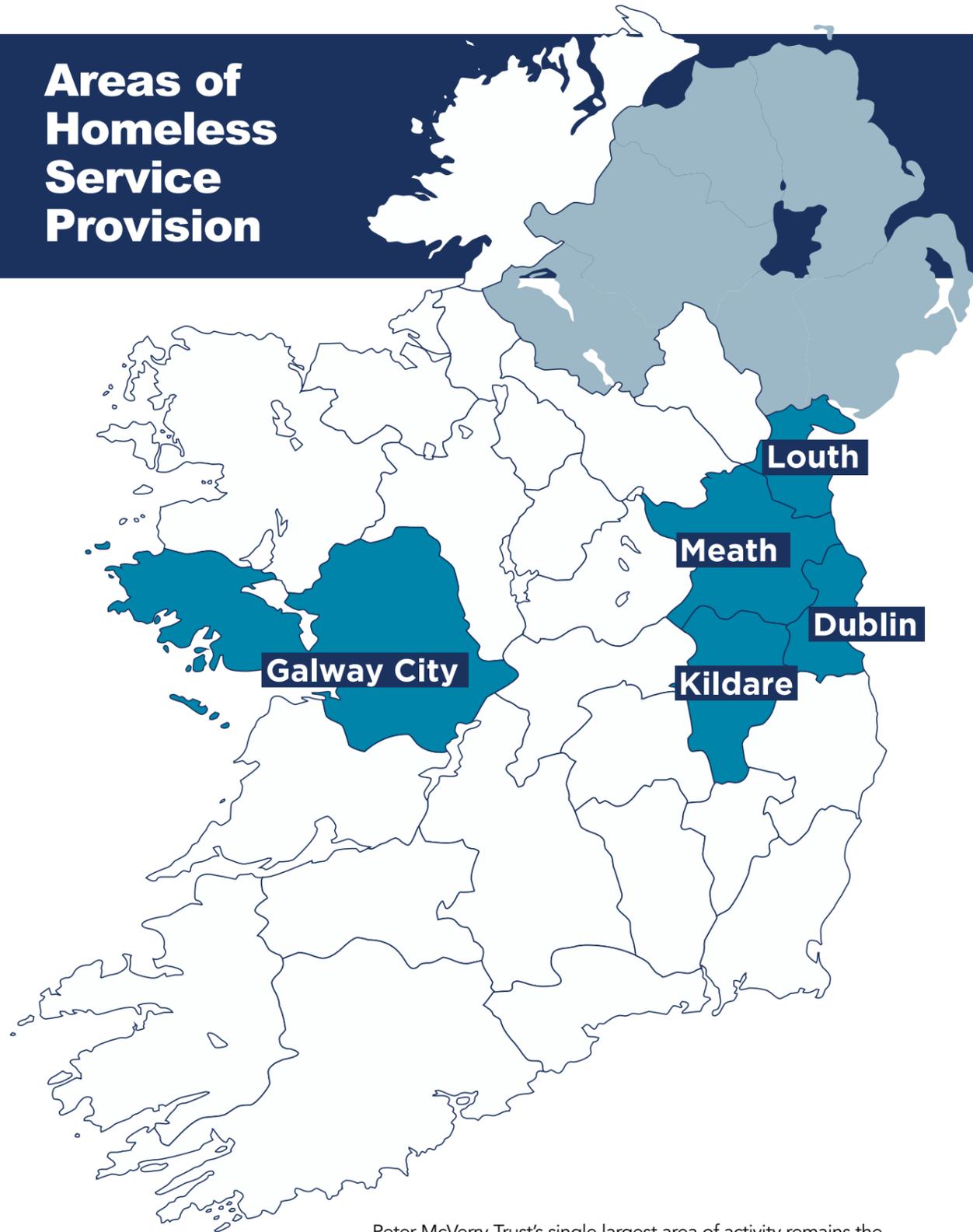
In March 2020, Peter McVerry Trust began operations at Westside Modular Family Hub, a new initiative developed by Galway City Council with the support of the Department of Housing, Local Government and Heritage. The family hub consists of 15 own-door units, delivered by modular construction methods, with on-site staff facilities.



Peter McVerry Trust operates Westside Modular Family Hub, which supports 15 families and opened in March 2020, in partnership with Galway City Council.



Areas of Homeless Service Provision



Peter McVerry Trust's single largest area of activity remains the provision of emergency shelter for individuals, couples and families. Our services are predominantly concentrated in Dublin and Kildare with smaller numbers of services in Louth and Meath. In 2020, we opened our first homeless service in Galway City, Westside Modular Family Hub, for up to 15 families.

The Year in Numbers

Total number of people worked with in 2020

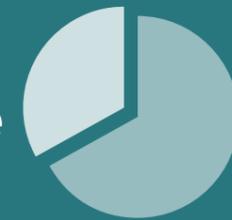
over 7,800



Number of Local Authorities
28 of 31

Percentage breakdown of people supported, male/female

33% female



67% male

Number of people supported into housing

1,300



Number of people supported across our Covid-19 response services

2,944

Number of people worked with in resettlement

624



Our Services (contd)

ATHY FAMILY HUB, KILDARE

In December 2020, Peter McVerry Trust completed a project to increase the capacity of the Athy Family Hub, from seven to nine families. This service and project are supported and delivered in partnership with Kildare County Council.

Photo L-R:
Martin Heydon TD,
Cllr Aoife Breslin,
Peter Carey Chief
Executive of
Kildare Co Co,
Pat Doyle CEO of PMVT,
Gilbert Little PMVT
Committee Member,
Annette Aspell,
Director of
Services - Housing



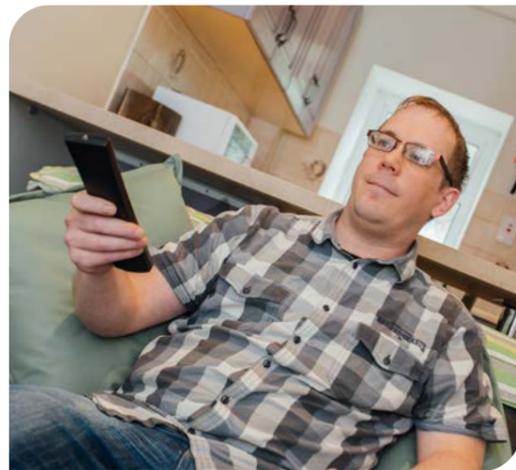
“I became homeless because of domestic violence. The support I got from Mary alone was absolutely brilliant, she’s like a mammy figure to me.”

Louise was one of the first residents of the Westside Modular Family Hub in Galway City. With the support of our staff she was able to secure a new home for her family in June 2020 after six weeks with us.

Our Services (contd)

HOUSING FIRST AND HOUSING SERVICES

At the end of 2020, Peter McVerry Trust had over 800 active tenancies across the country. The majority of these were located in Dublin, however, Peter McVerry Trust supported tenants from Killarney to Wexford and Galway City to Dundalk in 2020 as more and more new homes were delivered and tenanted.



Trevor, one of Peter McVerry Trust's first tenants in Galway.

In 2020 the charity had almost 400 active Housing First tenancies in Dublin, the Midlands, Mid East and North East regions.

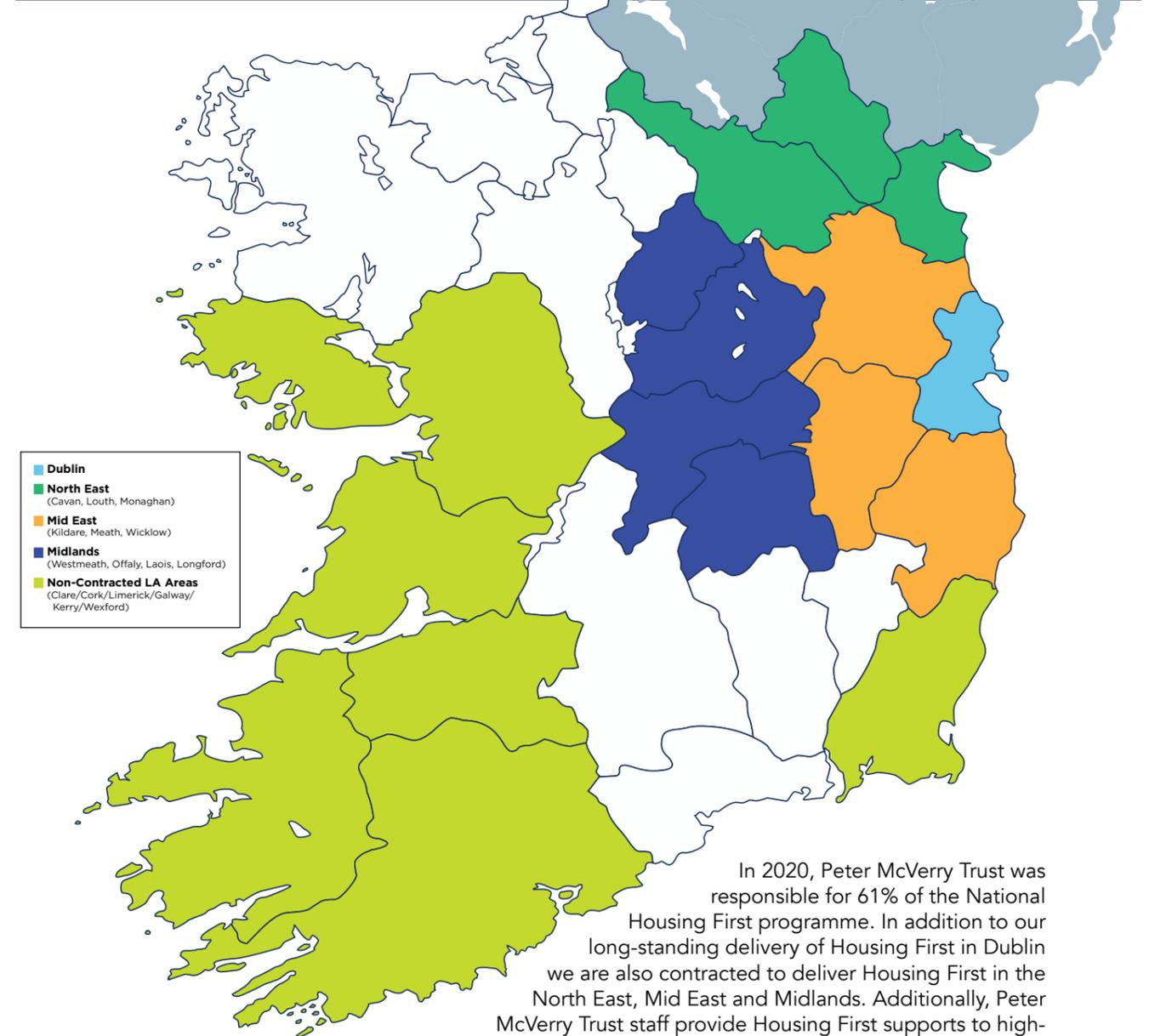


Ciaran Martin, Westmeath County Council and Pat Doyle, Peter McVerry Trust at the signing of the Midlands Housing First Contract in January 2020



Representatives from Kildare County Council, Wicklow County Council, Meath County Council, the HSE and Peter McVerry Trust at the signing of the Mid East Housing First contract in February 2020.

Areas of Housing First Delivery



In 2020, Peter McVerry Trust was responsible for 61% of the National Housing First programme. In addition to our long-standing delivery of Housing First in Dublin we are also contracted to deliver Housing First in the North East, Mid East and Midlands. Additionally, Peter McVerry Trust staff provide Housing First supports to high-needs individuals outside the formal Housing First contract. We continue to work closely with the Department of Housing, Local Government and Heritage, the National Director of Housing First, Bob Jordan, and Local Authorities to strengthen the model and ensure its success in helping people sleeping rough to secure to a home.

Mick, a Housing First tenant in Co. Westmeath, was housed in the week ahead of Christmas 2020.



“ Things are a lot better now. Once you get your own place you get that self-confidence. I'm very happy where I am. I've got good support links and it's a nice quiet town and there are nice neighbours in it. ”

Our Services (contd)

ADDICTION AND RECOVERY SERVICES

Due to the impact of Covid-19, the provision of some of our drug treatment services and supports were curtailed in 2020. However, our Residential Community Detox was fully operational for 6 months of the year, while our Residential Stabilisation service remained operational throughout the year.



Our service at Berkeley Street in Dublin was impacted by the restrictions on face-to-face meetings which meant that normal supports and counselling sessions moved online or were carried out on an individual basis by telephone or appointment, in line with the active public health guidance at the time.

In 2020, Peter McVerry Trust took on the management of two existing services which operate in the addiction sphere. The first of these, Ait Linn, is based in Ballymun in Dublin and is a free confidential service offering education and recovery for people who are affected by alcohol. The service is available to individuals over the age of 18 who are either affected by their own drinking or by a family members' drinking.



The second service which came under the management of Peter McVerry Trust in 2020 is ARAS (Abbey Regional Addiction Service). This is a community-based service that provides treatment and rehabilitation support to individuals and families affected by drug and alcohol misuse. This service has a catchment area of Kildare and the West Wicklow Region.

In 2020, Peter McVerry Trust was able to increase the number of drug-free bed spaces ringfenced for people who have completed treatment programmes. The number of bed spaces increased by 20%.

Our Services (contd)

U18S AND AFTERCARE SERVICES

Our U18s and Aftercare services remain core to the organisation's work and ethos. In 2020, our incredibly important work in the area of U18s Residential Services continued and we had regular liaison with Tusla to see how best we could continue to meet and respond to the needs of vulnerable young people.

In all, we supported 79 young people in 2020 and continued to grow the number of homes we provided through the scheme known as CAS for Care, which is a specific funding stream for acquiring homes for young adults with a history of State care.

We opened our first CAS for Care unit in Co. Wicklow, the first housing unit of its kind in the county, which provided a home for a young person ageing out of State care.

Peter McVerry Trust's
U18s Residential
Service in North
County Dublin.



Jasmine became homeless at the age of eighteen after spending seven years in State care and is now one of the young people housed in our Aftercare Housing units.

“ I can build up my future now because I have that stability, because I have that security. I know that I'm safe. ”

Peter McVerry Trust's Covid-19 Response

2020 will forever be remembered as the year of Covid-19. Thankfully, Peter McVerry Trust's experience of responding quickly to the needs of people in homelessness in emergency situations, such as extreme weather events, was something we could call on to adapt to Covid-19.



Minister for Health, Stephen Donnelly TD, on a visit to Peter McVerry Trust's Covid-19 response centre in Dublin with representatives of HSE Social Inclusion, Safetynet and the DRHE.

A comprehensive organisation-wide response focused on how best to protect people in our services and our staff was rolled out in late February, early March 2020. Peter McVerry Trust established a Covid-19 Emergency Taskforce which met on a frequent basis to coordinate and develop the organisation's response to the pandemic. This, together with close cooperation of our statutory partners, led to a lower than anticipated impact of Covid-19 on the homeless community in 2020.

In all, through partnerships with the HSE, DRHE and IPAS, Peter McVerry Trust supported 2,994 people through additional Covid-19 specific response services in 2020. These included major operations to operate and manage a large Covid-19 response centre in Dublin to assist the entire homeless community and sector in the capital. Further supports in Dublin and Limerick were put in place for people accessing the International Protection System. In these locations Peter McVerry Trust staff provided vital social care supports to vulnerable people, helping 1,204 people throughout 2020.



Neil has COPD (chronic obstructive pulmonary disease) and diabetes, so he is vulnerable to the virus. Neil was one of the people to benefit from the hotel accommodation delivered by Peter McVerry Trust. Neil was housed by our Dublin Housing First team in summer 2020.

In addition to Covid-19 services and operations, Peter McVerry Trust also undertook a major piece of work around the protocols and protections for staff in our existing services. One service which we had existing concerns around was closed and all residents moved into a large city centre hotel, where they had access to their own bedroom, en-suite and in-room meal provision. This helped provide capacity as well for people who had underlying health



conditions and others deemed high risk as a result of Covid-19. The hotel provided capacity for up to 100 individuals at any one time with Peter McVerry Trust staff in place to operate, manage and support the residents.



Housing Development

In 2020, Peter McVerry Trust delivered more homes for people in need than ever before. The charity delivered critical housing mainly by way of one-bedroom apartments across multiple Local Authorities and advanced and progressed major new construction projects in several Local Authority areas. In all, over 150 housing units were delivered by Peter McVerry Trust in 2020 to help people impacted by homelessness.



Above: Minister for Housing, Darragh O'Brien TD with Fr Peter McVerry and Pat Doyle at our construction site at Haddington Road, Dublin 4 where we are regenerating two properties to create 18 apartments.



At Mallow Street, Limerick, Peter McVerry Trust is progressing plans to reuse a former OPW building for social housing. The scheme is set to deliver 12 apartments through a combination of regeneration and new build, and forms part of the work to deliver sustainable, energy-efficient homes in the Georgian Core in Limerick.

Before – Repair and Lease **Clogherhead, Co. Louth**



After – Repair and Lease **Clogherhead, Co. Louth**



Killarney, Co. Kerry
Torc View, a scheme of 15 two-bedroom homes.

Wexford Town, Co. Wexford
Peter McVerry Trust secured 12 apartments in Wexford in 2020



Fermoy, Co. Cork
One of eight apartments delivered in Fermoy, Co. Cork in 2020

Spencer is one of Peter McVerry Trust's first tenants in Co. Kerry. His family is accommodated in one of 15 two-bed apartments secured by Peter McVerry Trust for social housing in Killarney, which became operational in September 2020.



“Before living here, I was actually in a homeless hostel with my daughter in Tralee, for approximately a year and a half. We were in a constant limbo land of uncertainty.”

Communications and Advocacy

In 2020, Peter McVerry Trust continued to build awareness of the charity, its work, and the solutions to the issue of homelessness particularly through regional and online media. The charity also secured high profile and regular media coverage of its response to Covid-19 in partnership with the HSE, DRHE and IPAS.



Photo L-R: Pat Doyle, CEO, Fr Peter McVerry, Margaret Geraghty, Director of Services, Fingal Co Co, Darragh O'Brien TD, Minister for Housing.

Given the General Election in early 2020, the year marked one of regular high-level engagement with politicians, incoming Ministers and their advisors in relation to a broad range of issues. Peter McVerry Trust met regularly with the new Minister for Housing Darragh O'Brien TD and our CEO Pat Doyle was appointed to the high-level task force on homelessness as well as the high-level task force on housing supply.

In addition to ongoing engagement with the Minister for Housing, Peter McVerry trust also engaged with the Minister for Education, Norma Foley TD, the Minister for Health, Stephen Donnelly TD and Roderic O'Gorman TD the Minister for Children, Equality, Disability, Integration and Youth.

Photo L-R: Fr Peter McVerry, Rod Ensor Chairperson of PMVT, Darragh O'Brien TD, Minister for Housing, Pat Doyle, CEO



Mary became a Peter McVerry Trust tenant in 2020, moving into one of our 10 new social housing units in Edenderry, Co. Offaly.



“When you’re going from place to place, it’s mental torture. We don’t know ourselves since we moved in here. It’s like getting diamonds to me.”

Fundraising

In a year that delivered significant changes to the fundraising landscape, over €9.4m was raised through voluntary and private income in 2020. As we saw the need to amend many traditional fundraising efforts, a number of digital fundraising initiatives were launched, resulting in support activity across a wide range of virtual events from head shaves to marathons



to online concerts. Key high-impact initiatives included support from social influencer Lisa McGowan (Lisa’s Lust List), raising over €160,000



through an online raffle, and our emergency response to Covid-19 provided a platform to secure funding from corporate supporters.



Traditional fundraising events moved online, including our first virtual Wexford Cycle, as well as the Calcutta Run, which saw over 800 people from across the legal profession walk, run or cycle for Peter McVerry Trust and the Hope Foundation.

Corporate partnerships continued to drive support for our homeless and housing work, such as those with the Just Eat Takeaway Global Winter Charity Campaign, Meagher’s Pharmacy Group and Harvey Norman. New collaborations include a philanthropic partnership with the Irish American Partnership, which will support Peter McVerry Trust Learning Centres over the next 5 years.

Our Corporate Christmas appeal focused on supporting people to move to a ‘new chapter’ in their lives, generating support from new and existing businesses to help people in homelessness across Ireland move to a brighter future.

Human Resources

Employees

The total whole-time equivalent (WTE) of core staff in 2020 was 496. Thus, our number of core staff reduced by 3% in 2020. While the core headcount is down, the actual number, including core and relief staff, is up by 7% from 668 staff in 2019 to 717 as of 31st December 2020.

Graduate Programme

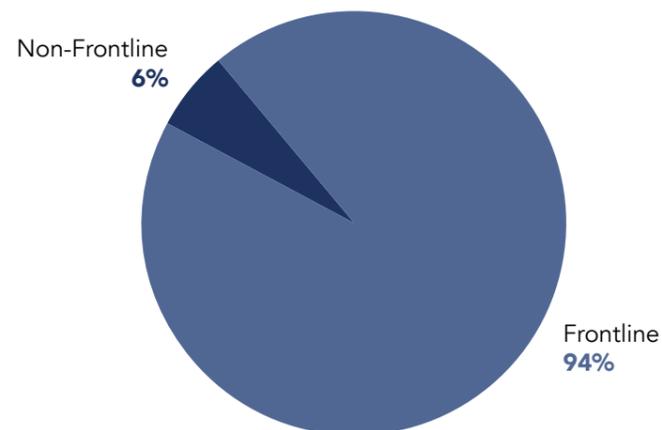
The 2020 Graduate Programme commenced on 21st September 2020 with 33 graduates from 26 different universities and third level colleges. This marks the seventh year of the programme. In addition to a comprehensive training and development programme, the Graduate experience includes a weekly Zoom call with the Graduate Programme Coordinator, which offers opportunity for reflective practice. On joining the organisation, each graduate was assigned a mentor in the service in which they work. A series of webinars have been scheduled up until the end of the year to include Housing First, Trauma Informed Practice and Housing and Integration post custody.

Training & Development

Peter McVerry Trust's partnership with IT Carlow continued in 2020 with the rollout of the third year of the Higher Diploma in Applied Social Studies in Social Care programme for Peter McVerry Trust staff. A total of 22 staff were accepted on the course for the 2020/2021 academic year, which brings the total numbers to 64 over the last three years. This follows from 22 staff having completed the Diploma in 2020 and 20 staff in 2019.

Given the Covid-19 pandemic, the organisation took the opportunity to move the majority of our training online. At year end the organisation had 30 online training modules.

Headcount Breakdown 2020



Michael and Sarah are a couple supported through our Housing First programme in Dublin.



“The biggest thing since coming here is that whatever is going on outside, we can walk in the door and close the door and that’s it. This is ours.”

Corporate Governance

PETER MCVERRY TRUST IS COMMITTED TO MAINTAINING THE HIGHEST STANDARDS OF CORPORATE GOVERNANCE

The charity believes that setting and maintaining these high standards is a key element in demonstrating accountability to all stakeholders, funders and supporters. It also ensures that Peter McVerry Trust continues to provide the highest quality service to those in our care.

Corporate Governance Structures

Our Board of Directors comprises of ten directors with backgrounds in business, finance, risk, law, social inclusion, health and pastoral care. All directors are voluntary and receive no remuneration.

Board of Directors as of December 2020

Fr Peter McVerry	Founder and Secretary
Rod Ensor	Chairman
Peter Birthistle	Treasurer
Patricia Bourke	
Denis O'Leary	
Deirdre-Ann Barr	
Audrey Byrne	
Dick Lavelle	
Terry McCabe	
Ciara O'Sullivan	

Fr Peter McVerry is a founding company director and holds the office of company secretary. He 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 six times per year and has its AGM in May 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.

There is a strict policy, and implementation of same, around the rotation of members of the Board of Directors. Peter McVerry Trust's latest AGM was held on the 21st May 2020. At this meeting, the position of one Director was up for renewal. This Director stepped down (Philip Crowley). Since the 2020 AGM one new Director has been appointed, Deirdre-Ann Barr (September 2020). Our next AGM is scheduled for May 2021.

There are four committees that also report directly to the Board of Directors on a regular basis.

These are;

Finance, Audit and Governance

Research and Services

Human Resources (includes Remuneration)

Housing Development

The **Finance, Audit and Governance Committee** meets seven times per year and its members are Peter Birthistle (Chair), Peter McVerry (Board Member), Rod Ensor (Chairman of Peter McVerry Trust), Denis O'Leary (Board Member), Jim O'Higgins and Allison Coughlan.

The **Research and Services Committee** meets seven times per year and its members are Patricia Bourke (Chair & Board Member), Peter McVerry (Board Member), Terry McCabe (Board Member), Alison Diamond and Gilbert Little.

The **Human Resources Committee** meets three times per year and its members are Deirdre-Ann Barr (Chair), Peter Birthistle (Chair of the Finance, Audit and Governance Committee & Board Member), Rod Ensor (Chair of Peter McVerry Trust), Ciara O'Sullivan (Board Member) and Jim O'Higgins.

The **Housing Development Committee** meets four times per year and its members are Denis O'Leary (Chair and Board Member), Rod Ensor (Chair of Peter McVerry Trust), Gilbert Little, Ollie O'Loughlin, Colin Smyth and Sean Downey.

Accounts and Audits

The Board of Directors 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.

In January 2019, Peter McVerry Trust established the position of internal auditor and the organisation's first internal auditor was appointed. This position will further strengthen the financial practices and procedures within the organisation.

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

Corporate Governance (contd)

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 requirements set down by the Charity Regulator Authority and the Statement of Guiding Principles for Fundraising created by the organisation Irish Charities Tax Research (ICTR).

At its AGM on 21st May 2020, the Board of Directors renewed Donal Ryan and Associates, 34 Manor Street, Dublin 7, as auditors of Peter McVerry Trust for 2020.

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 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 its Registered Charity Number is 20015282. For Revenue purposes, our CHY number is CHY7256.

Operational and Regulatory 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 under registration by Tusla Registration and Inspection Services for our residential childcare facilities. It also measures itself against Children First legislation.

In respect of homeless services, Peter McVerry Trust is measured against the National Quality Standards Framework.

In respect of our activities as an Approved Housing Body, Peter McVerry Trust operates under the regulatory framework of the Housing Regulator.

Salaries

Fr Peter McVerry founded the charity now known as Peter McVerry Trust in 1983. Fr McVerry has never received a salary, expenses or allowances 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 developing the organisation in response to the growing homeless need.

The CEO has overseen significant growth since then and in 2020, Peter McVerry Trust worked with over 7,800 people. The charity has over 600 properties and growing, it now provides over 2,000 residential placements per night and its operating budget for 2021 will be over €46 million.

The CEO's salary is in line with HSE pay scales and is aligned to point 4 for a HSE Director Regional Health Officer post under the Lansdowne Road Agreement. Peter McVerry Trust does not pay health insurance or 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. There are no top-ups paid to the CEO, senior management team or indeed any Peter McVerry Trust staff member.

In 2020, Irish society experienced an unprecedented set of circumstances which saw Peter McVerry Trust's operating costs rise and fundraising income fall short on its intended targets. To counteract this and ensure sustainability the CEO and Senior Management Team led on a range of cost saving measures across the organisation.

This included a 10% paycut to the CEO, Senior Management Team and back office staff from the 1st April to the 1st December 2020, at which point salaries were re-instated. Looking forward and given the ongoing uncertainty due to the lasting effects of Covid-19 on society and our economy the CEO, Deputy CEO and Directors of Services have taken a voluntary pay freeze which commenced on 1st December 2020 and will run until 1st December 2023.

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.

Governance Related Publications

In 2010, Peter McVerry Trust's Board of Directors agreed on the charity's first corporate governance document. This document is reviewed on a regular basis and the most recent document was approved in 2020. This document, along with our most recent audited accounts, is available to view under the 'Governance' section of our website.

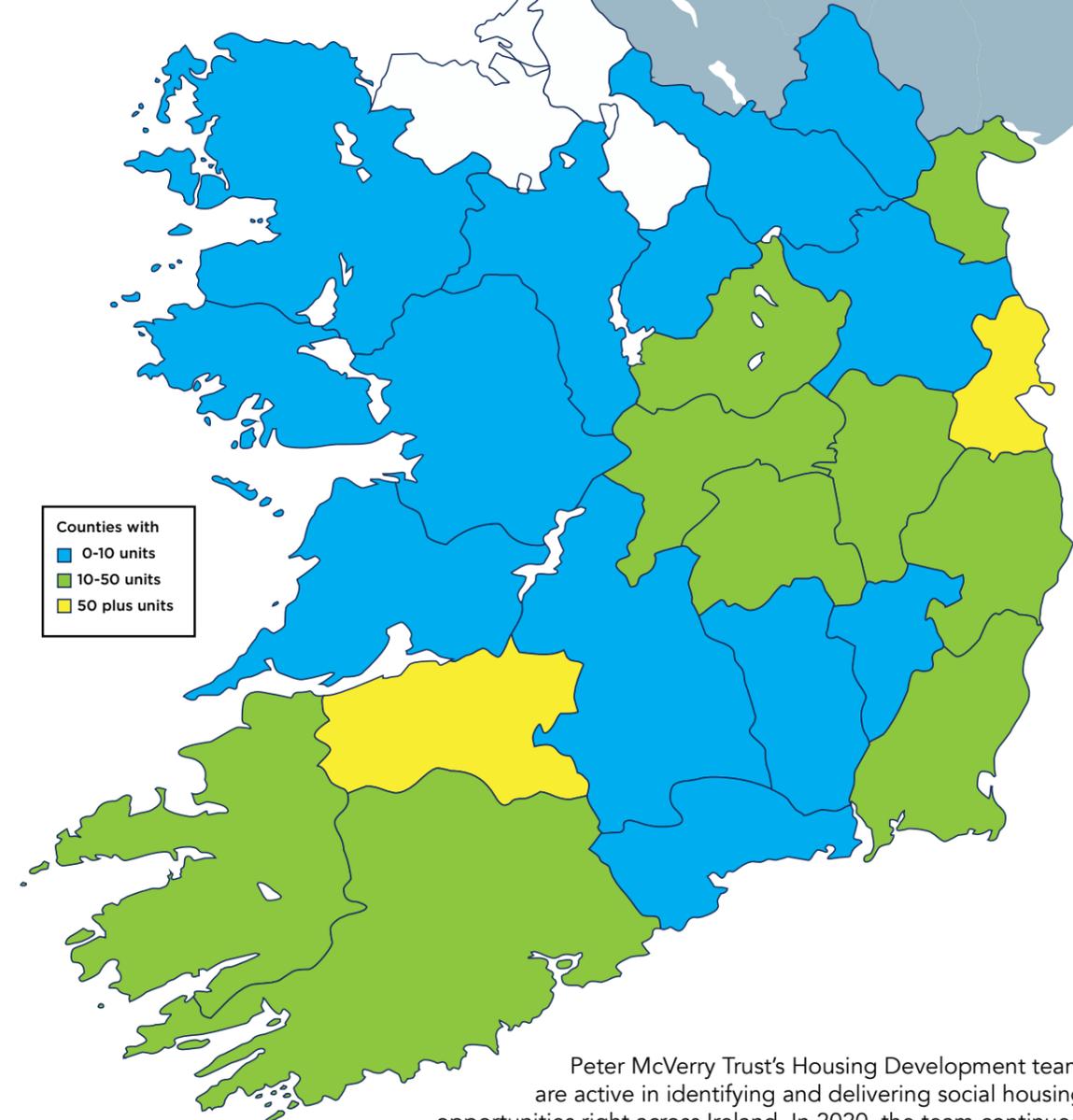
Finances

Extract from Consolidated Financial Statements of Peter McVerry Trust CLG for the year ended 31 December 2020

	2020	2019
Income		
Peter McVerry Trust Generated Revenue & Capital Funding	€ 26,495,353	€ 18,483,437
State Funding	€ 29,957,357	€ 28,269,453
Total Income	€ 56,452,710	€ 46,752,890
Expenditure		
Operational Expenditure	€ 43,999,848	€ 38,060,989
Funds used for the acquisition of Homes	€ 12,452,862	€ 8,691,901
Reserves		
Capital and Revenue Reserves (unrestricted)*	€ 42,515,046	€ 28,602,501
Sinking Fund (restricted)	€ 1,443,148	€ 843,095
Restricted Reserves	€ 1,248,048	€ 3,307,802
Total Reserves*	€ 45,206,260	€ 32,753,398

*These reserves consist primarily of Peter McVerry Trust's housing stock, which is used solely for the provision of social housing.

Housing Units



Peter McVerry Trust's Housing Development team are active in identifying and delivering social housing opportunities right across Ireland. In 2020, the team continued to successfully grow the provision of housing in areas of need and secure new one-bedroom homes for singles and couples impacted by homelessness. In 2020, the charity delivered new homes in Cork City, Galway City, Galway County, Kerry, Wexford and Longford for the first time.

Peter McVerry Trust's Board of Directors

Fr Peter McVerry SJ Founder & Secretary

Fr McVerry grew up in Newry, Co. Down and was educated at the Abbey Christian Brothers' Grammar School in Newry and at the Jesuit school at Clongowes Wood College in Co. Kildare. In 1962, he entered the Jesuit Order and was ordained in 1975. Peter has worked in Dublin's north inner city since 1974, where he came into contact with young people who were sleeping on the streets because of their home situation.

In 1979, he opened a hostel for homeless boys aged 12-16 and this subsequently became his lifetime work. In 1980, Peter moved to Ballymun in north Dublin, and by the end of 1983 he had founded the Arrupe Society, a charity to tackle homelessness. This charity, which was subsequently renamed the Peter McVerry Trust, has progressed from a three-bedroom flat in Ballymun to becoming one of the country's leading organisations responding to the issue of homelessness.

As a social activist, Peter is a strong advocate for those who have no voice in society. He has written widely on issues relating to young homeless people such as accommodation, drugs, juvenile justice, the Gardaí, prisons and education.

Peter is a leading advocate for the rights of vulnerable groups and has played a key role in advancing the rights of children and leading on the campaign on the right to housing.

Peter was awarded the Freedom of Dublin in 2014, becoming the 77th recipient of the award since 1876.

Rod Ensor Chairperson

Rod Ensor has been chairperson of the Peter McVerry Trust since 2018 having previously been a founding member of the fundraising committee and charity known as Welcome Home which raised money for the work of Fr Peter McVerry for over 35 years.

Rod is also currently a non-executive director of the Mater Misericordiae University Hospital (MMUH) in Eccles St. in Dublin.

Rod is a retired partner in Matheson solicitors and currently carries out mediation work as chair of an Appeals Panel relating to tracker mortgages. Previously, Rod sat on the Board of Gonzaga College for 5 years and was also a member of the board of the UCD Law Faculty.

Peter Birthistle, FCA, FCG, MBA Treasurer and Chair of the Finance, Audit and Governance Committee

Peter is a Chartered Accountant who was admitted to the Institute of Chartered Accountants Ireland in 1988. He is also a Fellow of the Chartered Governance Institute and holds a Master of Business Administration. Peter serves as a member of the Institute of Chartered Accountants Regulatory Board.

Peter has worked in industry since 1992. He has worked and gained various business experience in logistics, property and engineering consultancy industries and is currently working in the chemical industry.

Peter joined the board of the Peter McVerry Trust in 2012 and currently is Treasurer. Peter acts as Chairman of the Finance, Audit and Governance Committee and also serves on the HR Committee.

Patricia Bourke D'Souza Chair of the Research and Services Committee

Patricia has 30 years' experience within corporate, statutory, voluntary, educational, community and mental health sectors in Ireland and abroad. Patricia began her career as an electrician with the ESB. She has worked in Intel, Dublin City Council, the Dublin Regional Homeless Executive, Mental Health Ireland and First Fortnight where she worked in the areas of housing, homelessness, mental health and refugee/asylum seeking.

Patricia is an accredited Counsellor, Psychotherapist (MIACP, MIAHIP) and Supervisor (MIACP) and accredited Somatic Trauma Therapist, Trainer and Supervisor. Patricia assisted Babette Rothschild on her international training tours in 2016-2017 and has provided Trauma Informed Practice training workshops for a wide range of national and international organisations including Médecins Sans Frontières (Athens), The Academy of Human Development (Singapore), the Belfast Trust, and the HSE.

Since 2015, as part of her roles with Mental Health Ireland and First Fortnight, she has worked in partnership with the National Concert Hall in managing the implementation of the Music in Mind Programme in mental health settings for refugee and asylum seeker populations and for children and young people at risk of or experiencing homelessness.

Denis O'Leary Chair of the Housing Development Committee

Denis has worked in the insurance industry for almost 40 years, starting with Hibernian Insurance through to Aviva for 30 years, during which time he held a number of senior management roles in their Irish and European operations. He has worked for FBD Insurance in Dublin since January 2012 as their Head of Broker Business.

Denis completed his ACII insurance examinations in 1990 and then went on to complete the Certified Diploma in Accounting and Finance (through ACCA) in 1992. He joined the Council of the Insurance Institute of Dublin in 2016 and also serves as a member of the National Council of the Insurance Institute of Ireland. Denis was elected President of the Insurance Institute of Dublin 2020/2022.

He served as a Director and former Chairman of Stepping Stone, a Dublin based housing charity, for over 10 years until 2011. In 2017, he was invited back to Stepping Stone to support the CEO and board in a strategic review of the charity, which culminated in the successful merger of Stepping Stone into Peter McVerry Trust in 2018. Denis joined the Board of Peter McVerry Trust in January 2020.

Peter McVerry Trust's Board of Directors (contd)

Deirdre-Ann Barr Chair of the Human Resources Committee

Deirdre-Ann is a solicitor and a notary public, with many years' experience of dealing with and resolving complex and contentious issues.

Deirdre-Ann is an independent non-executive director of the Irish Blood Transfusion Service, Peter McVerry Trust and The Royal Hospital Donnybrook.

Each of the appointments is an active engagement, where Deirdre-Ann is a member of one or more committees established by the board. She has a Diploma in Company Direction from the Institute of Directors.

Until May 2019, Deirdre-Ann was General Counsel and Head of Risk in Matheson, a leading Irish law firm, where she established the risk management function in 2009. During the previous ten years, Deirdre-Ann was a solicitor, then partner, in Matheson's Corporate Department, advising on Irish company law and governance issues.

Audrey Byrne

Audrey is a Partner in McCann FitzGerald's Litigation Department, whose practice focuses on complex commercial, online content, taxation disputes and investigations, often with an international dimension. Audrey co-heads the firm's Diversity and Inclusion Committee and is lead Partner for the vision and implementation of the firm's policies and programmes.

Audrey is a CEDR accredited mediator and has participated in many mediations involving a variety of disputes, both as mediator and advisor. Audrey became a member of the Finance and Audit Committee to the Board of Peter McVerry Trust in January 2015, and joined the Board of Peter McVerry Trust in 2019. Audrey is also a board member of the Irish Women Lawyer's Association, and a member of the Women in White Collar Crime Defence Association.

Dr. Richard Lavelle

Dick has been involved in supporting Fr McVerry and Peter McVerry Trust since the very earliest days and is a founding member of the Wexford Cycle, the longest running fundraising event that benefits Peter McVerry Trust. Dick was also a founding member of Welcome Home, a charity set up to raise funds for Fr McVerry's work.

Dick has worked as a small animal vet in Ireland and the UK for almost forty years. He established his current practice, Sandymount Pet Hospital, in 1998.

Dick graduated from UCD in 1982 and after two years each in Horse Practice and Large Animal Practice, he gravitated back to smaller animals and was drawn to both London and Dublin. During his time in these major cities, he became conscious of the growing issue of homelessness.

Dick is currently in his second period on the Board of Directors at Peter McVerry Trust.

Terry McCabe

Terry has worked in the Community & Voluntary sector for 23 years and is committed to community led local development and to supporting marginalised people to make decisions affecting their lives.

She retired as Chief Executive Officer of Blanchardstown Area Partnership in December 2016. The company employed over 160 staff and delivered a wide range of social inclusion programmes. She worked with the company for 20 years and during that time developed and managed several National and European Social Inclusion projects.

Terry has been a member of the Peter McVerry Trust Research & Services Committee since May 2017 and joined the Board of Peter McVerry Trust in 2019.

Ciara O'Sullivan

Ciara is Head of Reimbursement with Vhi Healthcare and has worked at Vhi since 2000. In her roles at Vhi, Ciara has integrated comparative insurance overseas experience with her work in procurement and reimbursement.

Prior to joining Vhi, she worked in the intellectual disability sector with roles in the HSE and the Hospitaller Order of St. John of God.

Her qualifications include a Masters in Sociology (UCD), Diploma in Strategy, Innovation and Change (UCD Smurfit Graduate Business School) and a Diploma in Project Management (UCC).

Ciara has participated in several volunteer initiatives in Zambia, Ethiopia, India and closer to home.

Pat Doyle CEO

Pat Doyle was appointed CEO of Peter McVerry Trust in late 2005.

Pat has a Higher Diploma and a Master's in Education and over 30 years' experience in the community and voluntary sector. During this time, Pat has worked in the area of social inclusion, managing a range of initiatives, projects and organisations that work with marginalised young people at risk of homelessness and addiction and those within residential care settings and criminal justice institutions.

Pat is the current President of the Irish Council for Social Housing. Pat is also a member of the Department of Housing's High-Level Housing Delivery Group and the High-Level Taskforce on Homelessness.

He was appointed to the Judicial Conduct Committee by the Government in July 2020. He is a former member of the Court Services Board and is the current chair of SICAP in Kildare.

Acknowledgements

Peter McVerry Trust would like to acknowledge the following organisations for their support during 2020

Department of Housing, Local Government and Heritage
Department of Children, Equality, Disability, Integration and Youth
Department of Health
Department of Justice, Equality and Law Reform
Department of Social Protection
Department of Education and Skills
Dublin Region Homeless Executive
Health Service Executive
TUSLA
National Housing First Office
Genio
Irish Prison Service
Irish Probation Service
South West Regional Drug and Alcohol Task Force
Capuchin Day Centre
GMQ Medical
Safetynet
Pobal
Irish American Partnership
Jesuit Refugee Service
Little Company of Mary
Rethink Ireland
St Patrick's Mental Health Services
Cavan County Council
Carlow County Council
Clare County Council
Cork City Council
Cork County Council
Dublin City Council
Dun Laoghaire Rathdown County Council
Fingal County Council
Galway City Council
Galway County Council
Kerry County Council
Kildare County Council
Laois County Council
Limerick City and County Council
Longford County Council
Louth County Council
Meath County Council
Monaghan County Council
Offaly County Council
Roscommon County Council
South Dublin County Council
Westmeath County Council
Wexford County Council
Wicklow County Council



Photo: Stella was housed by Peter McVerry Trust in Fingal in 2020.



**Peter
McVerry
Trust**

Opening doors for
homeless people

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