

**Saint John of God Housing Association clg**  
(A company limited by guarantee and having no share capital)

**Directors' Report and Financial Statements**

**Financial Year Ended 31 December 2024**

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**DIRECTORS AND OTHER INFORMATION**

**Board of Directors**

Patrick J Drudy (Chairperson)  
John Lennon  
Margaret Burns  
Marianne Garvey-McMahon  
Dr. Liz Murphy  
Aidan Burke  
Joyce Loughnan  
Kenneth Hardy  
Sean McCallion (appointed 23 July 2025)  
Enda O' Brien (appointed 23 July 2025)  
Brian Rowntree (appointed 23 July 2025)

**Solicitors**

Porter Morris & Co.  
10 Clare Street  
Dublin 2  
  
Ryans Solicitors LLP  
46 Harrington Street  
Portobello  
Dublin 8

**Secretary and Registered Office**

Ciaran Cuddihy  
Tessa House, Block D  
Gleann na hEorna  
Cookstown Way  
Tallaght  
Dublin 24  
D24 DTN1

**Bankers**

Bank of Ireland  
College Green  
Dublin 2

**Chief Executive Officer**

Michelle Thunder

**Investment Managers**

Davy Stockbrokers  
49 Dawson Street  
Dublin 2

**Company Number:** 426952

**Charity Tax Exemption Number:** CHY 18279

**Charity Reg Number:** 20069834

**Independent Auditors**

Grant Thornton  
Chartered Accountants and Statutory Audit Firm  
Penrose One  
Penrose Dock  
Cork

**Internal Auditors**

Crowleys DFK  
16/17 College Green

## DIRECTORS/TRUSTEES' REPORT

The Directors of Saint John of God Housing Association clg (SJOGHA) present their report and the audited financial statements for the financial year ended 31 December 2024. The Directors confirm that the financial statements of the Company comply with the current statutory requirement of the Company's governing documents and are prepared in accordance with FRS 102: The Financial Reporting Standard applicable in the UK and the Republic of Ireland, and with the provisions of the Statement of Recommended Practice for social housing providers applicable to charities preparing their financial statements in accordance with the financial reporting standard applicable in the Republic of Ireland (FRS102), hereafter denoted as the Housing SORP 2018. The Housing SORP 2018 is not yet mandatory in the Republic of Ireland and neither the Charities Regulator nor the Approved Housing Bodies Regulatory Authority (AHBRA) has yet prescribed accounting regulations for Irish charities. In the absence of such prescriptive guidance, the Board of SJOGHA has adopted many of the Housing SORP 2018 recommendations as they represent best practice and are appropriate to the circumstances of this organisation.

### **Statement of Directors' responsibilities for financial statements**

The Directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law.

Irish law requires the Directors to prepare financial statements for each financial year giving a true and fair view of the Company's assets, liabilities and financial position at the end of the financial year and the surplus or deficit of the Company for the financial year. Under that law, the Directors have prepared the financial statements in accordance with generally accepted accounting practice in Ireland (accounting standards issued by the UK Financial Reporting Council, including FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland).

Under Irish law, the Directors shall not approve the financial statements unless they are satisfied that they give a true and fair view of the Company's assets, liabilities and financial position as at the end of the financial year and the surplus or deficit of the Company for the financial year.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards and identify the standards in question, subject to any material departures from those standards being disclosed and explained in the notes to the financial statements; and,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to:

- correctly record and explain the transactions of the Company;
- enable, at any time, the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy; and
- enable the Directors to ensure that the financial statements comply with the Companies Act 2014 and enable those financial statements to be audited.

The Directors are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

### **Accounting records**

The measures taken by the Directors to secure compliance with the Company's obligation to keep proper books of account are the use of appropriate systems and procedures and employment of competent persons. The accounting records are kept at SJOG HA, Tessa House, Block D, Gleann na hEorna, Cookstown Way, Tallaght, Dublin 24, D24 DTN1.

### **Review of business and results**

The results for the year are set out in the Statement of Comprehensive Income on page 12. The Company is in a strong financial position at the year end.

**DIRECTORS/TRUSTEES' REPORT - continued**

**Directors**

The following served as Directors during the year (unless indicated otherwise, they served as Directors for the full year).

Patrick J. Drudy  
John Lennon  
Margaret Burns  
Marianne Garvey-McMahon  
Dr. Liz Murphy  
Aidan Burke  
Joyce Loughnan  
Kenneth Hardy  
Paul O' Callaghan

(Chairperson)

Resigned 27 September 2024

**Transactions involving Directors and Secretary**

There were no contracts or arrangements in relation to the business of the Company in which the Directors or Secretary had any interest, as defined within the Companies Act 2014, at any time during the year ended 31 December 2024.

**Principal objectives and activities**

The principal activities of the company are:

To provide housing welfare and care services for the homeless, the elderly, persons with disabilities and other disadvantaged persons and families. However, in line with the Association's Housing Strategy the Housing Association concentrated on providing homes for adults with intellectual disabilities and to a lesser extent those with mental health issues.

On 31 December 2024, the Housing Association had 188 homes comprising 467 units of accommodation in counties Dublin, Kerry, Kildare, Louth, Meath and Wicklow. Included in the 467 units are 48 caregiver units provided to support tenants.

**Housing development**

In partnership with the Department of Housing, Local Government and Heritage and local authorities, SJOGHA sources capital to develop and manage its housing stock, based on clients' needs, through buying or leasing properties, developing new builds or by refurbishing the existing housing stock. The Housing Association's development plan includes an assessment of accommodation needs of individuals who are supported by Saint John of God Community Services clg which, using Health Service Executive funding, provides professional care to tenants with intellectual disability or mental health issues. These include tenants under the HSE decongregation programme as well as adults living with their families where in many cases parents are elderly or ill. The professional care provided by Saint John of God Community Services clg is imperative in ensuring that people with specific needs have a good quality of life in tenanted accommodation as part of the community. From time to time the Association also develops housing for general housing needs, to expand the portfolio and thus give flexibility and options for people with independent living requirements.

The Housing Association sources capital funding through, for example, the Capital Assistance Scheme (CAS) or the Shared Leasing funding models and private financing via the Housing Finance Agency which allows the Housing Association to buy or lease properties to accommodate people from local authority waiting lists.

The Housing Association brought seven new units of accommodation into service in 2024.

**DIRECTORS/TRUSTEES' REPORT - continued****Housing Services****Tenancies**

In 2024, SJOG HA increased its number of homes to 188, with properties across Dublin, Kildare, Louth, Meath, Wicklow and Kerry.

In 2024, a total of 32 tenancies were allocated across SJOG HA housing stock, reflecting both planned lettings and natural turnover. These allocations supported SJOG HA objectives of decongregation, internal mobility, and addressing the needs of those on local authority housing waiting lists. Of these, 27 were within Intellectual Disability (ID) services, including eight new tenancies allocated from local authority housing lists, four new internal transfers, nine relets through local authority nominations, and six relets via internal transfers. Within Mental Health (MH) services, there were two relets via local authority nominations and one internal transfer. Additionally, two general needs relets were allocated through local authority nomination. These outcomes were made possible through the ongoing partnership with local authorities and the Department of Housing, Local Government and Heritage, whose capital funding continues to support the provision of high-quality, community-based homes for individuals with additional needs.

**Investing in homes****Planned maintenance**

For the year 2024, the financial spend on planned maintenance amounted to €539k. The annual maintenance expenditure ratio of planned maintenance versus reactive repairs now stands at 65:35, as per good practice estimates. During 2024 a total of €539k was invested in the following component replacement project across the housing stock.

Component Replacement	Nr. of Projects
Kitchen upgrades	12
Heating upgrades, including heat pumps	16
Flooring upgrades	7
Painting	18
Bathroom refurbishments	14
Lift upgrades	2
Plumbing works	8
<b>Total</b>	<b>77</b>

**SJOG Better Lives**

During 2024, eight bathroom refurbishments were completed in collaboration with occupational therapists and were part-funded through the Local Authority Disability Adaptation Grant. Each project, however, experienced a shortfall between the grant awarded and the actual cost of completing the adaptation works.

To bridge these funding gaps, the **SJOG Foundation utilised funds raised through its housing appeal, People Like Sarah Deserve a Home that Meets Their Needs**. The appeal, which raised €21,000 at the end of 2023, was specifically allocated in 2024 to support the completion of these vital refurbishment projects for individuals with intellectual disabilities.

The use of these funds enabled essential renovations to proceed, ensuring that the homes were safe, accessible, and tailored to the complex needs of each resident. This work supports the wider mission of providing specialist accommodation and services to adults with intellectual disabilities, many of whom, like Sarah, continue to face significant delays in accessing suitable housing due to long waiting lists and limited government provision

## DIRECTORS/TRUSTEES' REPORT - continued

### Responsive repairs

During 2024, SJOG HA invested €286k in properties via responsive repairs. SJOG HA partner contractors carried out just under 600 reactive repairs in 2024, which is an increase of 7% compared to the 550 reactive repairs in 2023. However, this marks a reduction of nearly 250 repair requests, or approximately 29%, compared to 2022. The decreased number of repair requests indicates a reasonably stable situation since bringing reactive repair calls in-house in 2022.

### Compliance

Throughout 2024, SJOG HA continued to enhance compliance by maintaining gas and electrical servicing programmes and advancing fire risk assessment actions in collaboration with SJOG Community Services and Owner Management Companies. While gas servicing performance fell slightly short of the year-end target due to access challenges, these issues are being proactively addressed in 2025 to achieve full compliance.

### Funding

Securing additional Capital Assistance (CAS) funds from the Department of Housing, Local Government and Heritage for the development of housing for tenants continued during 2024. However, there were challenges with significant turnaround times between sourcing suitable properties and the granting of funding approvals by the Department.

The Housing Association also seeks funding through the Housing Finance Agency when appropriate. Each project reflects a need for housing identified by Saint John of God Community Services clg or other care service providers.

### Principal risks and uncertainties

The principal strategic risk to the planned growth of the SJOGHA is the ability of the key service provider, Saint John of God Community Services clg, to obtain appropriate funding from the HSE in respect of professional supports and staff to persons in need of housing. Other challenges include:

- (a) The lack of funding to provide accommodation and professional care for those with intellectual disabilities and mental health difficulties needing to move from congregated residential settings, and those still living with their families in adulthood, in line with the policy approach outlined in the National Housing Strategy for Disabled People 2022-2027.
- (b) Management of the growth and development of the Company envisaged in the SJOGHA Housing Strategy 2025-2029.
- (c) The expected short-term remediation costs associated with some older apartments – to be refunded under the Government Defects in Apartments report.

The Housing Association recognises the huge need for accommodation for persons who cannot provide it from their own resources. Whilst there are many challenges for the Company in continuing housing provision, opportunities must also be exploited, and it will continue to seek and create innovative housing solutions in the current changing environment.

### Structure, governance, and management

The Board of Directors is responsible for providing vision and leadership, setting strategy, and exercising control over the SJOGHA. The Board strives to work effectively, with integrity, transparency, and accountability. The Directors bring to the Board their significant professional skills, experience and decision-making abilities, reflecting their broad range of views and life experiences.

The Board is committed to maintaining the highest standard of corporate governance, in line with the requirements of legislation in respect of companies limited by guarantee, Approved Housing Bodies and registered charities. It recognises that robust and transparent governance is essential to maintaining credibility and trust.

The Chief Executive, together with management and other staff, is responsible for the day-to-day management of the Company and is responsible to the Board of Directors.

## **DIRECTORS'/TRUSTEES' REPORT - continued**

The Company has a comprehensive process of reporting management information to the Board by providing a detailed Board pack in advance of the Board meetings held every two months. It has an active Finance, Audit and Risk Committee, which meets in advance of each scheduled Board meeting. The Governance Committee met four times during the year and the Board's Remuneration Committee met twice in 2024. A Development Committee was established by the Board in July 2021 and this Committee met once during 2024.

On appointment, Directors and all staff receive briefing sessions to familiarise themselves with the values, operations, management, and governance structure of the Company.

The Board appointed DFK Crowley as internal auditors in January 2021. The internal auditors, Crowley DFK, carried out a review of the SJOGHA Risk Register and Risk Management Framework and their report was made available in February 2025. Their report contained three medium priority items requiring action; these are in the process of being implemented.

During 2024, the Board of Directors and Executive continued to work with the regulatory system managed by the Approved Housing Bodies Regulatory Authority (AHBRA).

In advance of submission of its annual report to the Charities Regulator, the Board approved the completed Compliance Record Form in respect of the Association's compliance with the Charities Governance Code. In submitting its annual report to the Charities Regulator, the Association indicated that it was fully compliant with the Code.

### **Legal**

The Housing Association has registered all tenancies with the Residential Tenancies Board in compliance with the Residential Tenancies (Amendment) Act 2015.

### **Housing Strategy 2025–2029**

SJOG HA adopted a new Housing Strategy in January 2025 to cover the period up to the end of 2029. The Strategy was based on a key stakeholder analysis and a review of the unmet housing needs for the groups for whom the Association provides housing. The Strategic plan has six objectives:

1. Ensure that our housing stock is fit for purpose, of good quality, maintained to a high standard, and reflects emerging developments in housing and regulatory standards.
2. Expand our housing provision for people with intellectual disabilities and mental health needs to enable them to live independently in the community with appropriate supports.
3. Develop an advocacy strategy, in collaboration with others, to influence policy at national and local levels with regard to appropriate housing for people with intellectual disabilities or mental health needs.
4. Enhance our communication and strengthen our relationships with other St John of God (SJOG) entities, and other key stakeholder groups, to maximise our impact.
5. Strive towards excellence in the governance and management of the Association.
6. Manage the Association's finances, including accessing additional funding resources where possible, to ensure ongoing development and sustainability.

### **Financial review**

#### **Results**

There was total comprehensive income for the financial year of €0.515m (2023: €0.505m). SJOG HA incurred a gain on investments of €0.147m compared to a gain in 2023 of €0.131m. The incoming resources include the amortisation of local authority mortgages of €1.380m (2023: €1.357m) and the expenditure includes depreciation on properties of €0.955m (2023: €0.925m). Both the amortisation of mortgages income and the depreciation of properties charge are non-cash items. These two non-cash items account for €0.43m (2023: €0.43m) of the net income for the financial year.

Excluding all non-cash items, the operating surplus for 2024 was €10K (2023 deficit €8K).

#### **Turnover**

The rental income of the Company in 2024 was €1.450m as compared to €1.452m in 2023, a decrease of 0.01%. The primary sources of income are rental income and rental payments from local authorities. Payment and Availability payments amounted to €0.361m in 2024 an increase of 16.5% on the 2023 figure due to an increase in units. The Company implemented a 3.8% rent increase on the 8th of February 2024.

## DIRECTORS'/TRUSTEES' REPORT - continued

### ***Expenditure***

The Company has total expenditure of €2.85m which, if depreciation is excluded, equals net expenditure of €1.89m. Of that, €0.567m relates to payroll costs, representing 30% of total costs, excluding depreciation.

### **Attendance at Board Meetings**

The attendance of the Board of Directors members at meetings and at the Finance, Audit and Risk Committee meetings is as follows:

Board member	Eligible Number	Attended Number	Finance, audit and risk committee	Eligible Number	Attended Number
Patrick J Drudy	7	7	Aidan Burke	6	6
Aidan Burke	7	7	Joyce Loughnan	6	5
John Lennon	7	5	Brian Neilan	6	5
Joyce Loughnan	7	6	Kenneth Hardy	6	5
Margaret Burns	7	7			
Marianne Garvey-McMahon	7	7			
Dr. Liz Murphy	7	7			
Paul O' Callaghan	5	3			
Kenneth Hardy	7	6			

### **Subsequent events**

There were no significant events which occurred between 31 December 2024 and the date these financial statements were approved.

### **Political donations**

There were no political donations made by the Company during the financial period ended 31 December 2024.

### **Research and development**

The Company did not engage in research and development activities during the financial period ended 31 December 2024.

### **Disclosure of information to auditors**

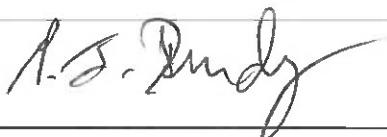
Each of the Directors in office at the date of this report has confirmed that:

- as far as he/she is aware, there is no relevant audit information of which the Company's statutory auditors are unaware; and,
- he/she has taken all the steps that he/she ought to have taken as a Director in order to make himself/herself aware of any relevant audit information and to establish that the Company's statutory auditors are aware of that information.

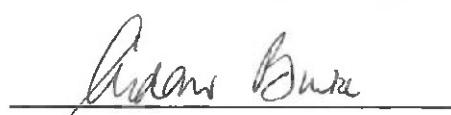
### **Independent auditor**

The auditor, Grant Thornton, continues in office in accordance with Section 383 (2) of the Companies Act 2014.

### **On behalf of the Board**



P.J. Drudy



Aidan Burke

Date: 23 September 2025

# Independent auditor's report to the members of Saint John of God Housing Association CLG

## **Opinion**

We have audited the financial statements of Saint John of God Housing Association CLG (the "Company"), which comprise the Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Reserves and Statement of Cash Flows for the financial year ended 31 December 2024, and the related notes to the financial statements, including the summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (Generally Accepted Accounting Practice in Ireland).

In our opinion, Saint John of God Housing Association CLG's financial statements:

- give a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland of the assets, liabilities and financial position of the company as at 31 December 2024 and of its financial performance for the financial year then ended; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

## **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (Ireland) ('ISAs (Ireland)') and applicable law. Our responsibilities under those standards are further described in the 'Responsibilities of the auditor for the audit of the financial statements' section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the entity. We have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

## **Other information**

Other information comprises information included in the annual report, other than the financial statements and the auditor's report thereon, including the Director's/Trustees' Report. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material

## Independent auditor's report to the members of Saint John of God Housing Association CLG (continued)

inconsistencies in the financial statements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

### **Matters on which we are required to report by the Companies Act 2014**

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the Company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- In our opinion the information given in the Directors' Report is consistent with the financial statements. Based solely on the work undertaken in the course of our audit, in our opinion, the Directors' Report has been prepared in accordance with the requirements of the Companies Act 2014, excluding the requirements on sustainability reporting in Part 28.

### **Matters on which we are required to report by exception**

Based on our knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report.

Under the Companies Act 2014 we are required to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by sections 305 to 312 of the Act have not been made. We have no exceptions to report arising from this responsibility.

### **Responsibilities of management and those charged with governance for the financial statements**

As explained more fully in the Directors' responsibilities statement, management is responsible for the preparation of the financial statements which give a true and fair view in accordance with FRS 102, and for such internal control as they determine necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the company's financial reporting process.

### **Responsibilities of the auditor for the audit of the financial statements**

The auditor's objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes their opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

## Independent auditor's report to the members of Saint John of God Housing Association CLG (continued)

As part of an audit in accordance with ISAs (Ireland), the auditor will exercise professional judgment and maintain professional scepticism throughout the audit. The auditor will also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for their opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If they conclude that a material uncertainty exists, they are required to draw attention in the auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify their opinion. Their conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

The auditor communicates with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that may be identified during the audit.

### **The purpose of our audit work and to whom we owe our responsibilities**

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



John Murphy

For and on behalf of

### **Grant Thornton**

Chartered Accountants & Statutory Audit Firm  
Cork

25 September 2025

**STATEMENT OF COMPREHENSIVE INCOME**  
Financial Year Ended 31 December 2024

		2024		2023			
	Notes	Unrestricted funds €	Endowment funds €	Total €	Unrestricted funds €	Endowment funds €	Total €
Rental Income	5	1,450,398	-	1,450,398	1,451,759	-	1,451,759
Operating expenditure	7	(2,848,453)	-	(2,848,453)	(2,833,935)	-	(2,833,935)
Donations	6	25,316	-	25,316	88,870	-	88,870
Other income	6	1,740,588	-	1,740,588	1,666,906	-	1,666,906
<b>Operating surplus</b>		<b>367,849</b>	<b>-</b>	<b>367,849</b>	<b>373,600</b>	<b>-</b>	<b>373,600</b>
Net gains/(losses) on investment	13	<u>146,936</u>	<u>-</u>	<u>146,936</u>	<u>131,271</u>	<u>-</u>	<u>131,271</u>
<b>Surplus after non-recurring items</b>		<b>514,785</b>	<b>-</b>	<b>514,785</b>	<b>504,871</b>	<b>-</b>	<b>504,871</b>
<b>Surplus before tax</b>		<b>514,785</b>	<b>-</b>	<b>514,785</b>	<b>504,871</b>	<b>-</b>	<b>504,871</b>
Taxation	10	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Surplus for the year</b>		<b>514,785</b>	<b>-</b>	<b>514,785</b>	<b>504,871</b>	<b>-</b>	<b>504,871</b>
<b>Total comprehensive income for the year</b>		<b>514,785</b>	<b>-</b>	<b>514,785</b>	<b>504,871</b>	<b>-</b>	<b>504,871</b>

The results above derive wholly from continuing operations.

**STATEMENT OF FINANCIAL POSITION**  
**As at 31 December 2024**

	Notes	2024 €	2023 €
<b>Fixed assets</b>			
Tangible fixed assets	11	41,328,771	40,913,467
<b>Current assets</b>			
Debtors (including €nil (2023: €nil) due after more than one year)	12	105,837	80,097
Current investments	13	2,657,803	2,210,867
Cash and cash equivalents		213,668	597,076
		2,977,308	2,888,040
<b>Less:</b>			
<b>Creditors: amounts falling due within one year</b>	14	(2,093,355)	(1,810,902)
<b>Net current assets</b>		883,953	1,077,138
<b>Total assets less current liabilities</b>		42,212,724	41,990,605
<b>Creditors: amounts falling due after more than one year</b>	15	(20,337,574)	(20,630,240)
<b>Net assets</b>		21,875,150	21,360,365
<b>Reserves</b>			
Development fund		1,142,491	1,142,491
Sinking fund		1,200,000	1,200,000
Endowment fund		9,311,490	9,311,490
Accumulated unrestricted income funds		10,221,169	9,706,384
<b>Total equity</b>		21,875,150	21,360,365

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with the provisions of FRS 102 Section 1A for small entities.

The financial statements were approved and authorised for issue by the Board and were signed on its behalf by:



P.J. Drudy



Aidan Burke

Date: 23 September 2025

**STATEMENT OF CHANGES IN RESERVES**  
Financial Year Ended 31 December 2024

	Development fund	Sinking fund	Endowment fund	Accumulated unrestricted income funds	Total
	€	€	€	€	€
At 1 January 2023					
Surplus for the year	1,142,491	1,200,000	9,311,490	9,201,513	20,855,494
Other comprehensive income for the year	-	-	-	504,871	504,871
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Transfer between reserves	-	-	-	504,871	504,871
<b>As 31 December 2023</b>	<b>1,142,491</b>	<b>1,200,000</b>	<b>9,311,490</b>	<b>9,706,384</b>	<b>21,360,365</b>
At 1 January 2024					
Surplus for the year	1,142,491	1,200,000	9,311,490	9,706,384	21,360,365
Other comprehensive income for the year	-	-	-	514,785	514,785
<b>Total comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Transfer between reserves	-	-	-	514,785	514,785
<b>As 31 December 2024</b>	<b>1,142,491</b>	<b>1,200,000</b>	<b>9,311,490</b>	<b>10,221,169</b>	<b>21,875,150</b>

The profit and loss account represents accumulated comprehensive profits for the year and prior periods.

The notes on pages 16 to 27 form part of these financial statements.

**STATEMENT OF CASH FLOWS**  
**Financial Year Ended 31 December 2024**

	Notes	2024 €	2023 €
<b>Net cash generated from operating activities</b>	16	261,647	(185,091)
<b>Cash flow from investing activities</b>			
Purchase of tangible fixed assets		(1,369,920)	(869,382)
Sale of investments		(300,000)	300,000
Grants received		451,544	676,062
Loans received		677,763	354,056
Capital paid on loans		(50,764)	(42,998)
Interest paid on loans		(53,678)	(37,764)
<b>Cash inflow to /(outflow from) investing activities</b>		(645,055)	379,974
<b>Net changes in cash and cash equivalents</b>		(383,408)	194,883
Cash and cash equivalents at the beginning of the year		597,076	402,193
<b>Cash and cash equivalents at the end of the year</b>	17	213,668	597,076

## NOTES TO THE FINANCIAL STATEMENTS

### 1 General information

Saint John of God Housing Association clg is a company incorporated under the Companies Acts, limited by guarantee and not having a share capital, registered number 426952. The objectives of the Company are charitable in nature with established charitable tax exemption (CHY 18279) and charity registered number 2069834.

### 2 Statement of compliance

The entity financial statements have been prepared on a going concern basis and in accordance with accounting standards issued by the UK Financial Reporting Council and the Companies Act 2014. The entity financial statements comply with Section 1A of Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102). The Housing SORP 2014 is not yet mandatory in the Republic of Ireland and the Irish Charities Regulator has not yet prescribed accounting regulations for Irish Charities. In the absence of such prescriptive guidance, this board has adopted many of the recommendations of the Housing SORP 2014 as it is considered best practice.

### 3 Summary of significant accounting policies

The significant accounting policies used in the preparation of the Company's financial statements are set out below. These policies have been consistently applied to all financial years presented, unless otherwise stated.

#### (a) Basis of preparation

The entity financial statements have been prepared under the historical cost convention as modified by the measurement of certain fixed assets at fair value. The preparation of financial statements in conformity with FRS 102 requires the use of certain key assumptions concerning the future, and other key sources of estimation uncertainty at the end of the financial year. It also requires the Board of Directors to exercise its judgement in the process of applying the Company's accounting policies. The areas involving a higher degree of judgement or areas where assumptions and estimates have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are disclosed in note 4.

#### (b) Reporting currency

The financial statements are expressed in Euro (€).

#### (c) Going concern

The Company meets its day-to-day working capital requirements through its cash reserves. At the balance sheet date, the Company had cash reserves of €214k and current investments of €2.66m. The Company's forecasts and projections, taking account of reasonably possible changes in trading performance, continue to show that the company should be able to operate within the level of its current cash reserves. The Directors are confident that adequate support will be made available for the Company to continue operations next year and into the future. The Company therefore continues to adopt the going concern basis in preparing company financial statements.

#### (d) Funds

All transactions of the organisation have been recorded and reported as income into or expenditure from funds which are designated as "restricted", "endowment" or "unrestricted".

##### *Restricted funds*

Income is treated as restricted where the income may only be used for a particular purpose. All other income is treated as unrestricted. Expenditure is treated as being made out of restricted funds to the extent that it meets the criteria specified by the donor or the terms under which it was raised. All other expenditure is treated as unrestricted.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**3 Summary of significant accounting policies - continued**

**(d) Funds – continued**

*Unrestricted funds*

Unrestricted funds represent funds which are expendable at the discretion of the company in the furtherance of the objects of the Company. Such funds are held to finance both working capital and capital investment.

*Endowment funds*

Endowment funds are a permanent fund whereby the initial capital amount invested will not be accessed but rather the return on the initial investment will provide funding or access to fixed assets on an annual basis. The properties transferred from Hospitaller Order of Saint John of God West European Province are considered to be restricted endowment funds.

The balance on each restricted fund at the end of the year represents the asset held by the organisation for particular purposes specified by the donors. The balance of the unrestricted fund at the end of the year represents the assets held by the organisation for general use in furtherance of its work. Endowment funds represent amounts held for investment or specific charitable purpose. Income from these principal amounts will either be (a) unrestricted and used for general purposes, or (b) restricted by the donor or by the Board.

*Sinking Fund*

The Board reviewed and changed its policy on Reserves following the implementation of FRS 102. The Company created a Sinking Fund reserve in 2020, and three years anticipated average annual maintenance spend totalling €1.2m has been transferred to that reserve. The reserve will facilitate the Company in maintaining properties and it will fund the planned maintenance programme to maintain properties to a high standard and meet the cost of the long-term refurbishment of the properties. Unrestricted reserves include €2.87m of unrestricted cash and liquid investments which are available to fulfil that requirement for the foreseeable future.

In 2011 the Board agreed to establish a Development Fund from rental income for the purpose of meeting the cost of future major purchases. This fund has been kept at 2020 level and is seen as sufficient to fund major purchases.

**(e) Incoming resources**

Incoming resources are included in the Statement of Financial Position when the Company is entitled to the income, it is virtually certain that it will be received, and the income can be quantified with reasonable certainty. Income is shown gross before deduction of associated costs. No amounts are included for services donated by volunteers.

*Rental income*

Rental income, including rental accommodation scheme supplement arising on the rental of properties held by the Company, is recognised as the rental income falls due.

*Government grants*

Capital grants are credited to deferred revenue. Grants towards capital expenditure are released to the profit and loss account over the expected life of the mortgage, which ranges between 30 and 50 years. Grants towards revenue expenditure are released to the statement of comprehensive income as the related expenditure is incurred.

## NOTES TO THE FINANCIAL STATEMENTS - continued

## 3 Summary of significant accounting policies – continued

## (e) Incoming Resources- continued

*Interest income*

Interest income is recognised as it is earned.

## (f) Resources expended

Expenditure is recognised on an accruals basis.

## (g) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or fair value less accumulated depreciation and accumulated impairment loss. Cost includes all costs that are directly attributable to bringing the asset into working condition for its intended use. No interest costs or fixtures and fittings were capitalised in the current year. Properties under the course of construction are stated at cost.

## (h) Depreciation

Depreciation is provided on all tangible fixed assets, at rates calculated to write off the cost less estimated residual value, of each asset systematically over its expected useful life, as follows:

Buildings (apartment and housing properties)	30 to 50 years
Land	Not depreciated
Fixtures and fittings	10 years

No depreciation is provided on properties under the course of construction.

## (i) Financial instruments

The Company has chosen to apply the provisions of Sections 11 and 12 of FRS 102 to account for all of its financial instruments.

## (i) Financial assets

Basic financial assets, other debtors, cash and cash equivalents are initially recognised at transaction price (including transaction costs), unless the arrangement constitutes a financing transaction. Where the arrangement constitutes a financing transaction the resulting financial asset is initially measured at the present value of the future receipts discounted at a market rate of interest for a similar debt instrument.

Other debtors, cash, and cash equivalents are subsequently measured at amortised cost using the effective interest method.

At the end of each financial year, financial assets measured at amortised cost are assessed for objective evidence of impairment. If there is objective evidence that a financial asset measured at amortised cost is impaired, an impairment loss is recognised in profit or loss. The impairment loss is the difference between the financial asset's carrying amount and the present value of the financial asset's estimated cash inflows discounted at the asset's original effective interest rate.

If in a subsequent financial year, the amount of an impairment loss decreases, and the decrease can be objectively related to an event occurring after the impairment was recognised the previously recognised impairment loss is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment loss not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of ownership of the financial asset are transferred to another party or (c) control of the financial asset has been transferred to another party who has the practical ability to unilaterally sell the financial asset to an unrelated third party without imposing additional restrictions.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**3 Summary of significant accounting policies – continued**

**(i) Financial instruments continued**

**(ii) Financial liabilities**

Basic financial liabilities, including trade and other creditors, bank loans, and loans from fellow group companies, are initially recognised at transaction price, unless the arrangement constitutes a financing transaction. Where the arrangement constitutes a financing transaction the resulting financial liability is initially measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Trade and other creditors, bank loans, and payment to related parties which constitute financing transactions are subsequently carried at amortised cost, using the effective interest method.

**(j) Capital Assistance Scheme**

Mortgage loans received under the Capital Assistance Scheme (CAS) for the purchase of properties are accounted for as performance-based loans, as the mortgage contracts criteria are not considered to be met until the term of the mortgage has expired. Therefore, they are amortised to the Statement of Comprehensive Income over the period of the mortgage. The terms of the Scheme provide that repayment and interest due from the approved housing body may be fully waived, provided the approved housing body continues to comply with the terms and conditions of the scheme and the mortgage deed contract signed with the local authority.

**(k) Investments**

Investments are stated at market value. Realised and unrealised gains and losses on investments are included in the Statement of Comprehensive Income.

The value of financial instruments traded in active markets (such as publicly traded equities) is based on quoted market prices at the statement of financial position date. The market valuations are provided to the investment advisors by a third-party pricing source. The value of the remaining financial instruments that are not traded in an active market is the lower of:

- (a) the valuation as determined by the investment advisors using valuations techniques, or
- (b) the estimated recoverable amount as determined by the Directors.

**(l) Taxation**

The Company is a not-for-profit organisation with charitable tax status and is exempt from corporation tax.

**(m) Cash and cash equivalents**

Cash and cash equivalents include cash in hand; deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities. Cash and cash equivalents are initially measured at transaction price and subsequently measured at amortised cost. Bank deposits which have original maturities of more than three months are not cash and cash equivalents and are presented as current asset investments.

**(n) Provisions and contingencies**

**(i) Provisions**

Provisions are liabilities of uncertain timing or amount. Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that a transfer of economic benefits will be required to settle the obligation, and the amount of the obligation can be estimated reliably. Provisions are measured at the present value of the best estimate of the amount required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Provisions are reviewed at the end of each financial year and adjusted to reflect the current best estimate of the amount required to settle the obligation. The unwinding of the discount is recognised as a finance cost in profit or loss, presented as part of 'interest payable and similar charges' in the financial year in which it arises. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole.

**NOTES TO THE FINANCIAL STATEMENTS - continued**

**3 Summary of significant accounting policies – continued**

**(n) Provisions and contingencies- continued**

*(ii) Contingencies*

Contingent liabilities, arising as a result of past events, are not recognised as a liability because it is not probable that the Company will be required to transfer economic benefits in settlement of the obligation or the amount cannot be reliably measured at the end of the financial year. Possible but uncertain obligations are not recognised as liabilities but are contingent liabilities. Contingent liabilities are disclosed in the financial statements unless the probability of an outflow of resources is remote.

Contingent assets are not recognised. Contingent assets are disclosed in the financial statements when an inflow of economic benefits is probable.

**4 Critical accounting judgements and estimation uncertainty**

Estimates and judgements made in the process of preparing the entity financial statements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

**Critical accounting estimates and assumptions**

The Directors make estimates and assumptions concerning the future in the process of preparing the entity financial statements. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are addressed below.

*(i) Impairment of debtors*

The Directors make an assessment at the end of each financial year of whether there is objective evidence that a trade or other debtor is impaired. When assessing impairment of trade and other debtors, the Directors consider factors including the current credit rating of the debtor, the age profile of outstanding invoices, recent correspondence and trading activity, and historical experience of cash collections from the debtor. See note 12 for the net carrying amount of the debtors and the impairment loss recognised in the financial year.

*(ii) Fair value of properties transferred*

Property valuations and the assumptions used to arrive at such valuations are by their nature judgemental.

*(iii) Tangible fixed assets depreciation*

*Useful economic lives of tangible fixed assets*

The annual depreciation on tangible fixed assets is sensitive to changes in the estimated useful economic lives and residual values of the assets. The useful economic lives and residual values are reviewed annually. They are amended when necessary to reflect current estimates, based on technological advancement, future investments, economic utilisation and the physical condition of the assets. See note 11 for the carrying amount of the tangible fixed assets.

## NOTES TO THE FINANCIAL STATEMENTS - continued

5 Rental Income	2024	2023
	€	€
Analysis of rental income by category		
Rental income from tenants	792,956	850,353
Rental accommodation scheme supplement	657,442	601,406
	<u>1,450,398</u>	<u>1,451,759</u>
All turnover arose in Ireland.		
6 Other income	2024	2023
	€	€
Amortisation of capital grants	1,379,964	1,357,422
Payment and availability grant	360,624	309,484
	<u>1,740,588</u>	<u>1,666,906</u>
Donations	2024	2023
	€	€
Donations	<u>25,316</u>	<u>88,870</u>
7 Operating expenditure	2024	2023
	€	€
The following operating expenses have been recognised:		
Staff costs	566,875	565,727
Depreciation	954,616	924,823
Repairs and Maintenance of property	876,786	935,730
Legal fees	455	3,178
Service charges	66,186	64,163
ICT costs	51,425	43,776
Provision for arrears	5,182	11,000
Shared Services contribution	52,936	52,936
Travel and Subsistence	13,944	11,439
Sundry Costs	21,616	23,138
Loan interest and charges	76,315	56,146
Facility costs	70,564	64,275
Insurance	29,031	27,325
Professional fees	62,522	50,279
	<u>2,848,453</u>	<u>2,833,935</u>

## NOTES TO THE FINANCIAL STATEMENTS - continued

8 Employees and remuneration	2024	2023
	€	€
Staff costs comprise:		
Salaries	485,715	484,582
Defined contribution pension scheme	27,016	27,599
Employer's PRSI contribution	54,144	53,546
	<b>566,875</b>	<b>565,727</b>

The average number of employees employed by the Company during the year was 9 (2023:9).

The company joined the Saint John of God Hospital CLG defined contribution pension plan in January 2020.

Salary banding for all employees earning over €70,000 (including salaries, performance-related pay and benefits in kind but excluding pension contributions paid by the employer and any termination payments)

	2024 Number	2023 Number
€70,000 to €80,000	1	1
€80,000 to €90,000	0	0
€90,000 to €100,000	0	1
€100,000 to €110,000	1	0

*(i) Directors/trustees*

Trustees received no remuneration (2023: €nil) or expenses (2023: €nil) during the reporting year. There were no loans advanced to Directors/Trustees during the year and no loans outstanding at 31 December 2024 (2023: none).

*(ii) Key management compensation*

The key management personnel of SJOGHA have been identified as the Directors (of whom none is appointed to any salaried office or position within the company), and the senior management team (4 staff members) (2023: 4). The total compensation paid to these members of staff in 2024 was €349,512 (2023: €351,682) and this includes salary and pension contributions.

SJOGHA has entered into a Service Level Agreement with St John of God Hospitaller Services Group (HSG). The Shared Services contribution of €82,220, (2023: €82,220 included contributions for the ICT, Company Secretarial, HSG executive office and HR functions in note 7.

9 Operating surplus	2024	2023
	€	€

The operating surplus for the year is stated after charging:

Directors' remuneration for services as Directors

During 2024 the Company paid for membership of the Corporate Governance Institute. The cost in the year amounted to €1,350, (2023: €1,350)

## NOTES TO THE FINANCIAL STATEMENTS - continued

**10 Taxation**

The Company has been granted charitable tax exemption by the Revenue Commissioners and is recognised as a charity under Section 207 of the Tax Consolidation Act 1997, registered number CHY 18279.

**11 Tangible fixed assets**

	Property Completed €	Total €
<b>Financial year ended 31 December 2023</b>		
Opening carrying amount	40,968,908	40,968,908
Additions	869,382	869,382
Donation	-	-
Depreciation	(924,823)	(924,823)
<b>Carrying amount</b>	<b>40,913,467</b>	<b>40,913,467</b>
<b>As at 31 December 2023</b>		
Cost or deemed cost	47,015,146	47,015,146
Accumulated depreciation and impairment	(6,101,679)	(6,101,679)
<b>Carrying amount</b>	<b>40,913,467</b>	<b>40,913,467</b>
 <b>Financial year ended 31 December 2024</b>		
Opening carrying amount	40,913,467	40,913,467
Additions	1,369,920	1,369,920
Donation	-	-
Depreciation	(954,616)	(954,616)
<b>Carrying amount</b>	<b>41,328,771</b>	<b>41,328,771</b>
 <b>As at 31 December 2024</b>		
Cost or deemed cost	48,385,066	48,385,066
Accumulated depreciation and impairment	(7,056,295)	(7,056,295)
<b>Carrying amount</b>	<b>41,328,771</b>	<b>41,328,771</b>

**12 Debtors**

	2024 €	2023 €
Debtors	21,592	41,674
Other debtors, prepayments, and accrued income	84,245	38,423
	<b>105,837</b>	<b>80,097</b>

Trade debtors are after a provision for bad debts of €21,419 (2023: €11,000).  
All amounts are receivable within one year.

## NOTES TO THE FINANCIAL STATEMENTS - continued

**13 Current investments**

Current investments represent the market value of a portfolio of gilts, equities and other investments, and the movements were as follows:

	2024	2023
	€	€
At 1 January	2,210,867	2,379,596
Bought(Sold) in year	300,000	(300,000)
Net (Losses)gains on investments	180,991	162,737
Fees and Charges	(34,055)	(31,466)
At 31 December	<u>2,657,803</u>	<u>2,210,867</u>

	2024	2023
	€	€

Analysis of investment by class of investment are as follows:

Cash	63,411	77,430
Government bonds	964,093	582,250
Corporate and other bonds	320,845	418,864
International equity	708,924	602,044
Absolute return		173,896
Alternative strategies	213,222	
Property	107,143	117,682
Emerging market equity	72,799	82,850
Other alternatives	20,444	21,067
European equity	67,582	38,122
Commodities	119,340	96,662
	<u>2,657,803</u>	<u>2,210,867</u>

**Basis of valuation**

In valuing exchange-traded equities, depository receipts, investment trusts and warrants, the prices used generally comprise of the mid-price (derived from the closing bid and ask/offer prices), the closing bid or the last traded price for that instrument on the relevant stock exchange.

Fixed interest securities such as government and corporate bonds are priced, exclusive of accrued interest (also known as the 'clean price'). This means that the price shown will not include any interest accrued. The clean price becomes equal to the market price immediately following a coupon payment.

Investments in unit funds or unquoted investment funds are valued at the prices provided by the third party fund administrator whose role it is to calculate the net asset value. Valuations reflect the most recent net asset value per unit. The securities within the funds are calculated at market price, and factors that need to be considered, for example, a liquidity discount, are applied to securities without sufficient liquidity to meet the market price.

## NOTES TO THE FINANCIAL STATEMENTS - continued

14 Creditors: amounts falling due within one year	2024	2023
	€	€
Accruals and deferred income	570,457	350,680
Other creditors	77,807	31,175
Deferred - CAS loans	1,385,252	1,376,494
Amounts due to related parties	59,839	52,553
	<u>2,093,355</u>	<u>1,810,902</u>

15 Creditors: amounts falling due after more than one year	2024	2023
	€	€
Deferred income – Capital Assistance Scheme (CAS) loans	<u>17,239,605</u>	<u>18,176,783</u>
Opening	18,176,783	18,850,951
Received in year	451,544	676,062
Amortised in year	(1,379,964)	(1,357,422)
Net Transfer to less than one year Deferred income - CAS loans	(8,758)	7,192
	<u>17,239,605</u>	<u>18,176,783</u>
Capital Advance Leasing Facility (CALF) loan	1,056,697	849,958
Housing Finance Agency (HFA) loan	2,041,272	1,603,499
	<u>20,337,574</u>	<u>20,630,240</u>

The Capital Assistance Scheme provides primarily for the payment of a mortgage loan in respect of each sanctioned rental housing project by the Department of Housing, Local Government and Heritage to a housing authority following its approval of a housing project under the scheme. The housing authority then lends this money, typically in the form of a 30-year annuity mortgage loan, to the approved housing body towards the approved costs it incurs in completing the dwellings. The terms of the Scheme provide that repayment and interest due from the approved housing body may be fully waived, provided the approved housing body continues to comply with the terms and conditions of the Scheme and the mortgage deed contract signed with the local authority.

16 Net cash generated from operating activities	2024	2023
	€	€
Operating surplus for the year	367,849	373,600
Amortisation of loans	(1,379,964)	(1,357,422)
Depreciation of tangible fixed assets	954,616	924,823
Net Transfer to less than one year Deferred income - CAS loans	(8,758)	7,192
Interest accrued on loans	71,193	53,358
Decrease/(Increase) in debtors	(25,740)	1,872
(Decrease)/Increase in creditors	282,451	(188,514)
Cash (outflow)/inflow from operating activities	<u>261,647</u>	<u>(185,091)</u>

## NOTES TO THE FINANCIAL STATEMENTS - continued

**17 Analysis of changes in net cash**

	2024 €	2023 €
Opening balance	597,076	402,193
Net cash inflow(outflow)	(383,408)	194,883
<b>Closing balance</b>	<b>213,668</b>	<b>597,076</b>

**18 Related party items**

At the end of the year, Saint John of God Housing Association clg had the following balances with related parties.

	2024 €	2023 €
Amounts (receivable from) payable to related parties and affiliates:		
Saint John of God Community Services clg	(2,298)	(5,597)
Saint John of God Hospitaller Services Group	20,555	20,555
Saint John of God Hospital	8,719	4,732
Hospitaller Order of Saint John of God West European Province	32,863	32,863
	<b>59,839</b>	<b>52,553</b>

Saint John of God Community Services clg is the group remitter for VAT. During the year €116,200 (2023: €49,948) was remitted on behalf of and reclaimed from Saint John of God Housing Association clg. Certain costs incurred in the running of the Company are shared with other entities within the Hospitaller Order Group and administered by Saint John of God Hospitaller Services Group. The Housing Association's portion of these costs amounted to €82,220. (2023: €82,220). The Management charge of €82,220 (2023: €82,220) included contributions for the ICT, Company Secretarial, Data Protection, HSG Executive office and HR functions.

**19 Contingent liabilities, commitments and guarantees**

In 2015, 2016, 2017 and 2018 a number of assets transferred from West European Province to SJOGHA at a nominal consideration of €10, representing less than €1 per property transferred. The assets transferred related only to assets which had previously been grant funded by a grant awarding body, Capital Assistance Scheme (CAS) loans or capital donation. In advance of the transfer of the assets, management considered whether there were any related grants, loans or other obligations attaching to the various assets, which might impact on the future use of the assets within SJOGHA.

## NOTES TO THE FINANCIAL STATEMENTS - continued

### 19 Contingent liabilities, commitments and guarantees - continued

A number of loans attaching to the fixed assets were transferred with the assets and are included as a liability in the balance sheet. In addition, certain of the assets transferred had grants attaching to them. There were some restrictions noted in relation to the grants, principally around the fact that a future sale of the asset within a specific time period would trigger an obligation to repay the grant to the funder. As part of the directions transferring the assets, it was agreed that SJOGHA would take over the obligation in relation to any future clawbacks arising as a result of a decision to sell the assets. These obligations are considered to be contingent liabilities and are therefore disclosed as same in this note to the financial statements.

The Company has issued a guarantee to secure the EFT Bank of Ireland facility of €550,000 (2023: €550,000).

Included within loans owned to credit institutions are amounts owing to the HFA and CALF of €3,097,969 (2023: €2,453,457). Housing loans provided by the HFA are secured by fixed charges on specific housing properties. The loans are subject to interest rates ranging from 2% to 3.25% (2021: ranging from 2% to 3.25%). The loans are due for repayment in monthly instalments ranging over a 30-year period.

The company is aware of the existence of correspondence in relation to safety issues in a property development in which it owns 27 units. The company is at a very early stage of investigating the matters concerned and identifying responsibility for the issues raised. The government funding mechanism is not finalised and therefore at this stage it is too early to make any reasonable estimate of the likely cost of remediation if any or of the timing of any such cost, and on that basis this matter has been disclosed as a contingent liability. In addition, the company is undertaking a programme of risk assessing and prioritisation of findings across all the apartments in our portfolio.

### 20 Post balance sheet events

There were no significant events affecting the Company since year end.

### 21 Approval of financial statements

The financial statements were approved by the members of the Board of Directors on the 23 September 2025