

THRESHOLD

**Annual Report and Financial Statements
for the year ended
31 December 2017**

**Power & Associates
Chartered Certified Accountants
Statutory Auditors
1 Sussex Street
Dun Laoghaire
Co Dublin**

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Chairperson's Statement

Threshold has entered into an important year when it is time for us to reflect on our contribution as an organisation to securing good quality affordable housing in Ireland over those years and on where we will go in the future.

Threshold was founded 40 years ago by a very extraordinary man, Fr Donal O'Mahony. The fact that Fr Donal was a monk might lead you to think he would be a little staid and boring - that couldn't have been further from the truth. In fact, you might say he was the James Bond of the Capuchin order. Originally a sports writer for the Irish Independent, Donal joined the Capuchins in 1958. In his lifetime he travelled all over the world and, in the words of his Irish times obituary, his career path reads like the CV of a high flying international diplomat. He was an intermediary in a number of high-profile kidnapping cases, in particular the kidnapping of Tiede Herrema by members of an IRA splinter group. He acted as a conciliator during the Troubles, working with paramilitaries on both sides and he successfully negotiated the release of 106 Nicaraguan students who were unlawfully imprisoned, among his many other achievements. However, of those achievements the greatest arguably was the establishment of Threshold. Since its foundation Threshold has assisted in the region of half a million people with a housing difficulty, an incredible record for an organisation that spent half of its career in a cabin in Church Street, Dublin. What motivated Donal was a real passion for change and a real understanding of people. His interest in housing arose when he was working in Dublin's flatland in the 1970s and saw the conditions of returned emigrants and young people "up from the country" to work who were living in squalor. From there he set up Threshold, an organisation that now has three regional offices and provides a countrywide service for those at risk of losing their homes. Donal had a passion for housing justice and a true understanding of homelessness. In his words:

"A home is more than having a roof over one's head. A person may have an address and a door key but if they are living in overcrowded conditions, without basic facilities in unsanitary conditions; if they are cold because they cannot heat themselves; if they face eviction; if they are poor and can't reasonably afford rent - then it is only right to call that person homeless."

Threshold continues to believe in Donal's vision for the broadest definition of homelessness and a right to a home enshrined in our Constitution. We have many questions to ask ourselves now as to what the next 40 years will hold. The housing landscape is changing dramatically, where rates of homeownership fell from 80 per cent in 2000 to less than 70 per cent by 2016. This has implications for the distribution of wealth and security for Irish people in older age. As we saw from the first tenant sentiment survey which Threshold published this year, in spite of improved conditions in the rental sector the majority don't want to live there. In Ireland, as indeed in Europe generally, the private rental sector is the leading source of homelessness, through evictions both legal and illegal.

It is clear that the current level of homelessness, which mainly stems directly from the overall management of the private rented sector, has persisted at a shockingly high rate, and that more radical and urgent measures to stimulate new housing provision and to regulate the sector more effectively are still needed.

We have an aging population who will increasingly be renters, and we must ask ourselves how that will be funded. This has implications for the state and indeed for employers and pension funds if rented housing is to be supported at this level into the future. We are seeing a growing cohort of institutional landlords whose new properties will not be subject to restrictions on rent increases, and the growth of Airbnb and other short-term letting services removing properties from access to low income households. Without true security in rental housing and better housing options for low to middle income families, we face a difficult future. This is a challenge not just for Ireland but for many of our European counterparts. We also see that alternatives for renters are slow to emerge. The social rented sector is struggling to recover from a sustained period of meagre levels of output, and proposed schemes to help low income and aspiring homeowners need to get greater priority in the face of an historic housing shortage. We can be confident in saying that housing and the need for the services provided by Threshold will continue for the foreseeable future.

Chairperson's Statement

I would like as Chair to thank Threshold's Board and Staff for their tireless work throughout the year. I would also like to thank all of our funders both public and private without whose support we could not deliver our essential services. We acknowledge in particular and welcome our partnership with the Departments of Housing, Planning and Local Government and also Employment Affairs and Social Protection, the many Local Authorities throughout the country and the HSE whose support has enabled us to prevent homelessness at this difficult time in our country's history. I would also like to thank Pobal for their continued funding of our policy work, enabling Threshold to provide and advocate for evidence-based solutions to housing problems.

Aideen Hayden

Chairperson

Chief Executive's Statement

Threshold is the only specialist information, advice and advocacy service for tenants in the private rented sector in Ireland. That's what makes us unique. The beginning of 2017 was a time of substantial change in the private rented sector with the introduction of Rent Pressure Zone (RPZ) areas in late 2016. Our services responded immediately, fielding many complex queries related to the RPZs. At the same time, the Housing Assistance Payment (HAP) continued to be rolled out across the state, and our advisors took increasing numbers of calls from tenants facing problems accessing housing through that scheme. Last year Threshold received 73,526 calls compared with 71,319 calls in 2016. The Tenancy Protection Service (TPS), a homelessness prevention support, remains our key service.

Having commenced in Dublin in 2014, the TPS was extended to Cork in 2015 and in 2016 was established in Galway and also in the commuter counties of Meath, Kildare and Wicklow. The TPS was officially launched as a nationwide service in late May 2017 by the then Minister for Housing, Simon Coveney TD. The TPS provides a free, confidential and independent helpline service for people and families renting and worried about losing their home. In 2017 the TPS supported a broad range of renters to engage with their landlords and secure their homes. Since June 2014 over 3,000 tenancies have been protected through our TPS service securing enhanced rent supplement payments. In 2017 the TPS dealt with 10,460 new cases; the majority of which concerned clients whose tenancies were at risk. The TPS also provided representation for tenants at the Residential Tenancies Board adjudications and tribunals. There was a significant increase in disputes involving tenancy terminations in 2017.

For the TPS to work effectively, it requires the right people, database and phone system. We recruited additional advice staff for the service in early 2017 and introduced a new electronic client database shortly thereafter, which has enabled Threshold to produce much more detailed reports on our supports to clients, and more detailed information for our policy work. We also put in place an integrated national phone system in the same year, providing a single point of contact for all clients (1800 454 454), which, like the database, enhanced our information and understanding on the nature of the calls to and from users of our service.

The TPS was promoted by Dublin Regional Homeless Executive over the summer of 2017 using public transport and on-street advertising, supplemented by our own media inputs on the service and various information sessions to relevant external agencies across the country.

During 2017 Threshold continued to provide and expand outreach services for TPS and Advice. The existing weekly service in Dublin 15 saw a substantial increase in clients from 440 in 2017 compared to 196 the previous year. A weekly service in Balbriggan commenced in September and in our Western region, monthly outreach clinics continued in both Castlebar and Ennis. These and the Balbriggan outreach were in partnership with Citizens Information Centres (CICs), with whom we have a formalised support service. Our national Liaison Officer for CICs dealt with 584 queries across the country, and trained CIC staff in Fingal, Tallaght, Kildare and Dundalk.

The Access Housing Unit (AHU) in Cork, which supports people to move out of homelessness and into rented housing, supported 42 households (including 52 dependents) into tenancies during 2017. The AHU service provides a comprehensive pre-tenancy programme, fast-tracking access to HAP, and a tenancy sustainment service assisting prospective and existing tenants through one to one key working sessions.

As a social housing provider, Threshold submitted its second annual regulatory return to the Housing Agency and took part in the pilot for the financial regulatory return.

Of course none of the above work is possible without the support of our funders - both statutory funders and our donors and supporters - all of which is greatly appreciated. Our ability to respond to the needs presented in 2017 was due to funding from the Department of Housing, the Dublin Regional Homeless Executive, Cork City and County Councils and Kerry County Councils, Galway City Council, the HSE, the Department of Employment Affairs and Social Protection and Pobal's Scheme to Support National Organisations (SSNO). Likewise we rely on the generosity of our donors. We commit to making the optimal use of the resources invested in Threshold in order to best advise, represent the support clients at such a challenging and dynamic period in housing and the Private Rented Sector in particular.

Directors' Report

The directors present their report and audited financial statements for the year ended 31 December 2017.

BACKGROUND

Threshold is a national housing charity with regional advice centres in Dublin, Cork and Galway, providing frontline advice and support services to people with housing problems nationally. Our vision is an Ireland where everyone has access to affordable, secure, suitable and good quality housing.

Threshold operates a number of services for tenants in the private rented sector ranging from general advice and advocacy to our Tenancy Protection Service which seeks to keep households in their home and prevents the occurrence of homelessness. The Access Housing Unit sources private rented accommodation for households at risk of or exiting homelessness.

The Annual Report narrative sets out Threshold's Regional Services via the following reports from our Dublin, Cork and Galway offices and goes onto detail our Objectives, Activities, Achievements for 2017 and Plans for the future under the following headings:

- Homelessness Prevention
- Rehousing People who are Homeless or at Risk of Homelessness
- Seeking Stronger Rights for Tenants through Lobbying, Research and Legal Channels
- Supporting other Frontline Advice Services, Training and Outreach
- Secure Sustainable Sources of Funding to Ensure Continuity of Services on offer.

Threshold's Regional Services: Reports from Dublin, Cork and Galway

1 Dublin Services

Security of tenure and affordability were the main issues that our Dublin office dealt with in 2017 with queries in relation to tenancy termination and rent reviews, despite the introduction of Rent Pressure Zones (RPZs) at the end of 2016. With the national roll out of the Housing Assistance Payment (HAP), tenants were contacting Threshold as they were experiencing difficulties sourcing accommodation or where landlords and agents were refusing to take on tenants due to dependence upon HAP, which is in breach of Equality Legislation.

Specialist support service to the Citizens Information Centres (CICs)

In 2017 Threshold continued its strong working relationship with the Citizens Information Board through the dedicated helpline for staff and volunteers of the Citizens Information Centres. The service, launched in April 2012 dealt with 3,233 unique queries in total with 584 queries in 2017; almost the same as 2016 at 586 queries.

Working with Fingal County Council

Demand for our weekly outreach service in the offices of Fingal County Council in Blanchardstown, Dublin 15 was unprecedented in 2017. This is a vital service making Threshold more accessible in Dublin 15 which has a high proportion of rented accommodation. There were 440 clients who benefitted from this service in 2017; a substantial increase from 196 clients helped in 2016. The main issues clients contacted the service with, related to rent reviews, notices of termination and difficulties sourcing alternative, affordable private rented accommodation.

Weekly Outreach in Balbriggan

Following a training session for Fingal CIS in May 2017, Threshold commenced a weekly outreach service in Balbriggan every Wednesday morning from September 2017. In the first four months 50 clients benefitted from this service.

Directors' Report

Training

Threshold provides training on renting rights and responsibilities and the following are some of the organisations to whom we delivered training to in 2017 - FLAC Trinity College, Dublin Institute of Technology, Kildare Citizens Information Service, Rathmines Citizen Information Centre, Tallaght Citizens Information Centre, Fingal County Council Employability Pact. An online leaflet promoting our training services was added to the website in 2017.

Representation at the Residential Tenancies Board

The Dublin services provided representation in 64 cases in 2017 and from July 2017 there was a substantial increase in demand for our help particularly in disputes relating to 'renovictions'. Across Dublin many tenants received notice on the purported grounds of substantial renovation or refurbishments but these were often an attempt to circumnavigate the Rent Pressure Zone rules and get a significant rent increase.

Of particular interest were the cases involving tenants in multi-unit developments such as St Helen's Court in Dun Laoghaire and Gardiner Street, Dublin 1 where Threshold successfully represented the tenants in disputing the grounds for notice of termination.

Threshold sought a statutory definition of substantial change in the nature of the dwelling so that landlords and tenants had clear guidance on what constituted an exemption to the RPZ rules. Whilst a guidance document produced by the RTB was welcome we continue to lobby for a statutory definition.

Christmas on call

Threshold provided an emergency on call service over the Christmas 2017 to ensure that advice and support was available over the holiday period for tenants at risk of losing their tenancies. Dublin staff contributed to the delivery of this service, which helped 35 clients.

2 Cork and Southern Region Services

Tenancy Protection and Advice Services

The Tenancy Protection and Advice Services were in high demand in 2017 particularly in Q1 where they received an increase in the number of calls around Rent Increases and Notices of Terminations. Although the rent pressure zones worked for some tenants, Threshold did see an increase in the number of tenants receiving Notices of Terminations. A flash survey carried out in the summer of 2017 on tenancy terminations revealed that over 30% of Notices were due to landlords selling their properties. However, in some instances the properties in question were never sold and put back into the market at a rent substantially higher than the 4% rent pressure zone cap. Housing Supply continued to deteriorate in 2017 which resulted in an increase in the number of people accessing our services.

In 2017 the Standard of Accommodation that tenants are being forced to live in continued to be concerning. This issue was highlighted nationally in 2017 as a result of a Prime Time investigates programme. Tenants are being forced into substandard accommodation due to the continued shortage of properties to rent. The Cork Office received calls from tenants afraid to report their substandard accommodation due to the risk of being issued with Notice of Termination and becoming homeless. The number of inspections being carried out by the Local Authorities nationally remains low.

Threshold also dealt with a high number of queries in relation to the Housing Assistance Payment and in particular the delays in processing HAP. This resulted in some tenants falling into debt and having to approach charitable organisations for support with food. A simple solution to this would be that rent supplement continues to be paid until the HAP payment is processed.

Directors' Report

Access Housing Unit

In 2017 the Access Housing Unit (AHU) supported 42 households (including 52 dependents) to exit homelessness. Primarily the aim of the AHU is to support households to access private rented accommodation. However, due to the low level of supply of rented housing the AHU will also advocate on behalf of households to be considered for other social housing options where appropriate. In terms of support to accessing the service provides a comprehensive pre-tenancy programme that focuses on empowering households to access rental accommodation as well as support to access 'fast-track' HAP or rent supplement payments.

The AHU also provides a tenancy sustainment service and in 2017 this work provided support to 48 households (including 61 dependents). This service supports people moving from homeless accommodation into independent living (Settlement Support) and those who are currently in long term housing who require support to sustain their tenancies (Prevention).

In 2017 the AHU developed and began using a formalised Pre-Tenancy Programme with clients. The aim of this programme is to enable clients to develop the skills and knowledge required to secure and sustain tenancies in the private rented sector. This is done through 1 to 1 key working sessions that focus on identifying suitable pathways out of homelessness, dealing with landlords, tenant rights and responsibilities and how to access housing benefits (HAP and rent supplement).

Also in 2017 the AHU continued to work in partnership with other voluntary and statutory agencies including the new Homeless Place finders' service operated by Cork City Council.

3 Galway and Western Region Services

An extreme shortage of all types of rental accommodation and continued rent inflation characterised the private rented sector in the West of Ireland during 2017. These problems were experienced, not only in urban, but also rural areas. A shortage of supply in urban areas such as Galway, Ennis and Castlebar has forced tenants to seek properties to rent in rural areas.

The most common issue that Threshold's Galway office dealt with during 2017 was tenancy terminations. The service saw a dramatic increase in the numbers of tenancies being terminated - the two main reasons for termination were: landlords intending to sell the rental property and the landlord requiring the property for his/her own use or that of a family member.

Despite the introduction of a Rent Pressure Zone in Galway in January 2017, the city experienced rent inflation of 12.4% over the course of the year. Many tenants approached Threshold for advice on the legality of rent increases and this was the second most common issue the office dealt with in the year.

Outreach

Threshold's Galway office provides a service to the West of the country. In order to ensure the service is available to the maximum amount of people possible, monthly outreach clinics were provided throughout the year in both Castlebar and Ennis. Both clinics were provided in partnership with the local Citizens Information Centres.

Tenancy Protection Service

The Tenancy Protection Service commenced operation in Galway in mid-2016 and continued to deliver a vital service to prevent tenancy breakdown and the occurrence of homeless across Galway City, County Galway, County Mayo and County Roscommon during 2017. A number of training and information sessions were delivered over the course of the year for voluntary and statutory agencies and an awareness raising campaign was undertaken.

Directors' Report

Policy Work

Threshold Galway was actively involved in housing and homeless policy work during 2017 and was an active member of Galway City Housing Strategic Policy Committee, Galway City Homeless Steering Committee, West Regional Homeless Forum, Galway City Community City Network and County Mayo Social Policy Network (Housing & Accommodation). During 2017 Threshold continued to work in close partnership with a wide variety of voluntary and statutory agencies in Galway and across the West.

Press and Media

Threshold had an active presence in the media during 2017 both on local radio stations and in the local press. This played an important role in raising awareness of Threshold as an organisation and the rights of tenants more generally.

Development of Services Nationally

Client Database

During 2017 Threshold introduced a new electronic client database. The database was developed by Include and uses bespoke version of Salesforce. The database will enable the organisation to produce much more detailed reports on the support it provides to clients. The database will also give Threshold access to enhanced data that will enable the organisation to inform the development of private rented sector policy at a national level based on the problems that tenants are facing.

Integrated Phone System

2017 also saw the putting in place of an integrated phone system in Threshold. Previously, the three Threshold offices had separate phone numbers which could be the cause of some confusion for clients. There is now a single point of contact for all members of the public (1800 454 454). The new phone system is a key piece of infrastructure for the organisation and provides much improved data on the calls taken from and made on behalf of clients of the service.

OBJECTIVES, ACTIVITIES, ACHIEVEMENTS FOR 2017 AND PLANS FOR THE FUTURE

Objectives

Threshold's values are based on securing a right to housing, making a leading contribution to national policy, being a trusted voice, establishing long-term solutions and delivering meaningful outcomes for individuals in housing need.

Threshold's mission is to prevent homelessness and to campaign for housing as a right by:

- i) providing independent advice, advocacy and support to vulnerable people;
- ii) delivering housing and supports for those who are homeless or at risk of homelessness;
- iii) influencing housing policy and practice.

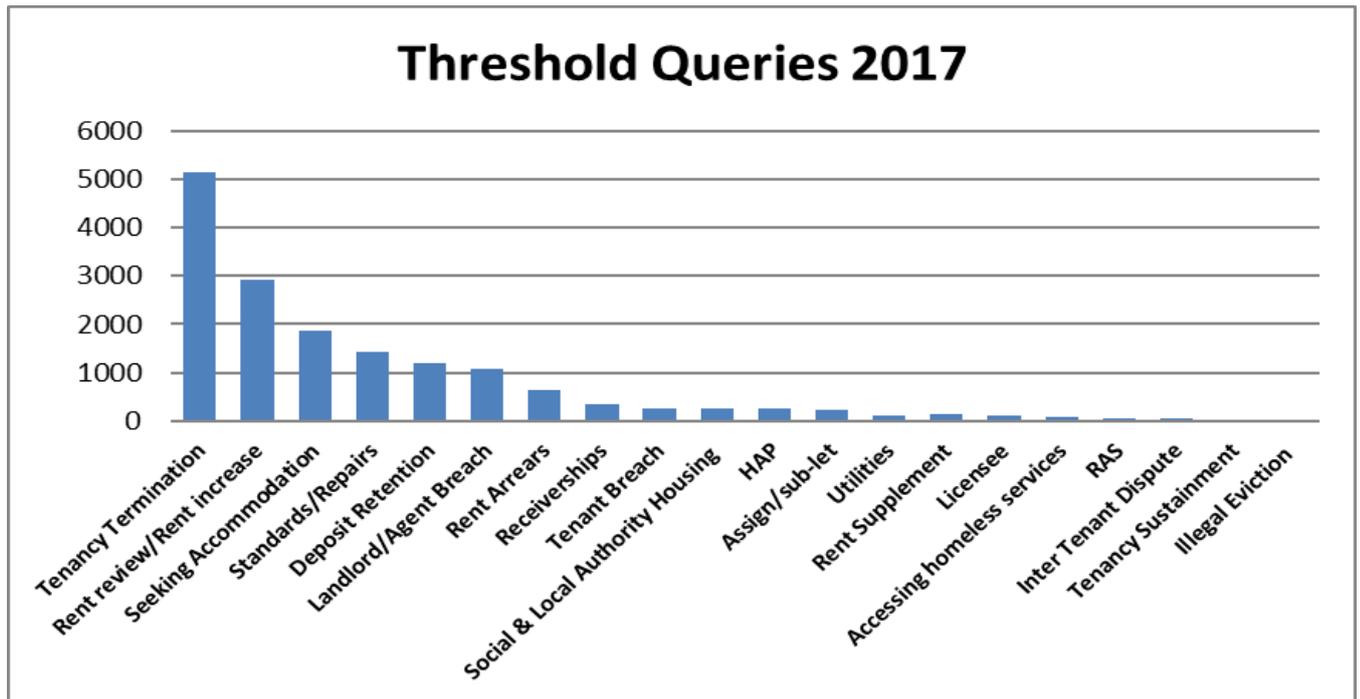
Objective 1: Homelessness Prevention

What we achieved in 2017

Last year Threshold received 73,526 calls compared with 71,319 calls in 2016. This is an average of 6,127 calls per month which equates to 306 calls per day. The marked trend in 2017 was more and more renters contacting us with increasingly complex cases. Many of our 16,221 clients in 2017 needed in-depth support and advocacy. As the housing crisis continues to blight our country and the legislation governing the private rented sector becomes ever more complex, tenants across the country are turning to Threshold's specialised services to help them keep a roof over their heads.

Threshold has always taken a lead role in the prevention of homelessness and works intensively with renters worried about losing their home. Our National Tenancy Protection Service, advice and information and advocacy all form a comprehensive, integrated approach to homelessness prevention.

Directors' Report



Tenancy termination was the most common issue facing tenants, followed by rent review/rent increase; assistance sought seeking accommodation; standards/repairs; deposit retention queries and reported breaches by the landlord or agent.

Tenancy Termination	5,138
Rent review/Rent increase	2,927
Seeking Accommodation	1,868
Standards/Repairs	1,421
Deposit Retention	1,184
Landlord/Agent Breach	1,066
Rent Arrears	646
Receiverships	355
Tenant Breach	258
Social and Local Authority Housing	263
HAP	259
Assign/Sub-let	244
Utilities	123
Rent Supplement	136
Licensee	104
Accessing homeless services	93
RAS	47
Inter Tenant Dispute	46
Tenancy Sustainment	28
Illegal Eviction	15
Total	16,221

Directors' Report

Tenancy Protection Service and National Freephone Helpline

The Tenancy Protection Service (TPS) National Helpline (1800 454 454) operates Monday to Friday 9am to 9pm and was launched at the end of May 2017 by the then Minister Simon Coveney TD. The helpline provides clients with a single point of contact to Threshold and strengthens our face-to-face advisory service to ensure that we can spend more time and target more resources at the most vulnerable households at risk of homelessness who need the greatest support. This innovative response to the homelessness crisis commenced in Dublin in June 2014; with extension to Cork in January 2015; commuter counties of Meath, Kildare and Wicklow in April 2016; and Galway in June 2016.

The number of Threshold's callers at risk of becoming homeless has grown, due to the serious difficulties currently being experienced in the private rented sector. Tenancy termination was the top client issue recorded by our services in 2017, followed by review of rents and rent increases in second place. During 2017 Threshold dealt with a total of 5,558 queries in relation to tenancy termination. 2,446 of these cases concerned situations where a tenancy was being terminated by a landlord.

In 2017 The Tenancy Protection Service supported a broad range of renters to engage with their landlords and secure their homes. TPS staff have an expertise in housing law, in particular the Residential Tenancies Acts 2004-2016, which enables them to intervene with a landlord on behalf of a tenant where a tenancy is at risk and to advise on the law. The TPS plays an important role by advising and advocating on behalf of tenants facing illegal evictions, illegal rent increases, and invalid notices of termination. The service also advises in situations where Landlords fail to follow the correct procedure for terminating a tenancy due to the occurrence of rent arrears.

In Threshold's experience, many landlord-tenant disputes that otherwise might result in a tenancy coming to an end can be resolved through mediation by a third party such as Threshold. For example where rent arrears are an issue, the TPS endeavours to negotiate a repayment plan with the landlord on the tenant's behalf. Similarly where a rent increase is the issue, TPS can negotiate a lower rent increase with the landlord. If mediation is not successful, the TPS can advocate on the tenant's behalf, taking a case to the Residential Tenancies Board if necessary.

The TPS also provides guidance to tenants on how to apply to the Department of Employment Affairs and Social Protection for an enhanced rent supplement payment in designated areas. Since June 2014 over 3,000 tenancies have been protected through our TPS service securing enhanced rent supplement payments.

In 2017 the Tenancy Protection Service dealt with 10,460 new cases, the majority of which concerned clients whose tenancies were at risk.

Recent policy shifts mean that the Housing Assistance Payment will ultimately replace Rent Supplement as a longer term housing support.

Housing Advice & Advocacy

Threshold's housing advice and information services often represent the first line of defence for vulnerable tenants and our direct interventions play a key role in supporting and preventing homelessness. Threshold is the only specialist information, advice and advocacy service for tenants in the private sector in Ireland.

Tenancy terminations and rent reviews and increases were the top two issues facing Threshold's clients during 2017. This reflected the challenges tenants faced in securing and retaining a place to live and being able to afford the rent. Other common issues experienced by renters in descending order were; standards and repairs, the retention of a deposit by a landlord and breach by a landlord or agent in terms of their obligations. While standards and repairs was our top query along with terminations in 2016, it is apparent through our services that physical standards is still a significant issue for tenants, but a growing number of tenants are unwilling to formally raise standards and repairs issues with their landlord for fear that it might jeopardize their tenancy.

Directors' Report

Threshold's housing advisors inform tenants of their rights and obligations and assist them in deciding on the next course of action. Without Threshold's support, many tenants would leave their tenancies prematurely or fail to challenge landlords/agents when they act outside the law. Where deeper intervention by Threshold is required, this can take two forms; Advocacy and Tenancy Protection. In 2017 Threshold continued its advocacy work in terms of client cases, representing tenants at the Residential Tenancies Board (RTB) and the Workplace Relations Commission (WRC) in order to protect the rights and the tenancies of renters who use our services. We provide free and independent representation to vulnerable clients who require representation when availing of the RTP and WTC dispute resolution services. This is currently limited due to the labour intensity of providing such a service.

During 2017, Threshold witnessed a dramatic increase in the numbers of landlords abusing private rented sector legislation in order to increase their rental yields. A growing number of landlords used fake sales, falsely claiming that they needed the property for a family member, or they falsely claimed they were planning to carry out substantial renovation as grounds for termination. In many cases a tenant moved out in compliance with what they believed was a valid notice of termination, only to see their property advertised at a higher rent a matter of weeks later.

2017 also saw a growth in cases of discrimination against tenants reliant on the Housing Assistance Payment (HAP). Some landlords refuse to accept tenants reliant on the HAP payment, despite the fact that it is a contravention of the Equal Status Acts 2000/15 to do so. The effect of such discrimination is all the more serious and pronounced given the extreme shortage of properties available for rent currently.

It is not possible in all situations for Threshold's housing advisors to save a tenancy. Many tenancies are ended legitimately by landlords. However, even where there is no possibility of a tenancy continuing, Threshold's advisors ensure that a tenant gets sufficient notice in order to maximise the time needed to find alternative accommodation. This is vital to ensuring that a family finds a new home and that homelessness is averted.

Last year we achieved an important target by upgrading our data management systems with the introduction of our new client services database, commencing in January 2017 with all advisors entering all cases into the systems by April of that year. The new client services database enhances our data recording and reporting capabilities allowing the organisation to report more accurately on the impact of service delivery and inform our policy and research initiatives.

In addition to providing advice and advocacy support to tenants directly, a total of 208,069 users sought information on Threshold's website, an annual year-on-year increase of 39% on 2016, and pointing to the shift by clients of using online platforms to access information.

What we plan to do in the future

Formalising Tenancy Protection Service support to Local Authorities

HAP is gradually replacing Rent Supplement scheme as the main payment with regard to accessing housing. While there are positive elements to this new payment, which is administered by Local Authorities, there are issues when it comes to security of tenure and there can be a real risk of the occurrence of homelessness.

Threshold's Tenancy Protection Service has the potential to act as a significant resource for Local Authorities in dealing with situations where there is the potential for tenancy termination and tenancy breakdown.

When the tenancies of clients in receipt of HAP and the Rental Accommodation Scheme (RAS) are at risk - where for example they are served with a notice of termination - it is likely that they will contact their local authority in the first instance. Such tenants are often referred by certain local authorities directly to our Tenancy Protection Service to determine, for example, if their notice of termination is valid and to challenge the notice if it is not.

Such an arrangement could be extended and formalised. Arrangements could be put in place with all Local Authorities referring tenants directly to the Tenancy Protection Service who in turn could provide support either to keep people in their home or work with the Local Authority to explore other housing options.

Directors' Report

Promotion of the National TPS service with the general public

In 2018 Threshold will continue to push for a national awareness campaign for the Tenancy Protection Service, which has been committed to by the Minister for Housing, Eoghan Murphy. The National Tenancy Protection Service helpline has the potential to make a real difference to the lives of tenants who are at risk of homelessness. However, use of the service is contingent on the general public being aware that the service exists and knowing how to contact it.

While the DRHE promoted the services of Threshold's TPS in Dublin over the summer months of 2017, public promotion of the National TPS service has been extremely limited, with no publicly resourced promotion of the TPS outside of the four Dublin local authorities. Tenants need to know their rights in order to realise them and know who to approach for support in order to secure their tenancies. In this regard, the public promotion of services to people who are renting and worried about losing their home is vital.

Advocacy Unit (Dublin Pilot) as part of wider Tenancy Protection

There is a clear and pressing need for a properly resourced free and independent representation service for vulnerable clients who require support and representation when availing of the Residential Tenancies Board and Workplace Relations Commission dispute resolution services. The Residential Tenancies Act 2004/16 is a very complex piece of legislation and it is far from straightforward to understand and interpret.

At an RTB dispute hearing a landlord may be accompanied by a letting agent, solicitor and barrister, while the tenant is often unrepresented. Many low income clients cannot afford to pay for legal representation and are therefore reliant on representation and support from Threshold.

In 2016, the most recent year for which figures are available, 59% of RTB disputes were taken by Tenants and 41% by landlords - yet 44% of damages were awarded to tenants and 56% awarded to landlords. Whilst no figures are given for whether or not parties had representation at RTB dispute hearings, it is Threshold's experience that landlords are more likely to have professional representation either through property agents, solicitors or barristers. Since costs are not awarded at the RTB there is very often an inequality of arms between landlord and tenant.

Having representation at a dispute can make the difference between a tenant losing their tenancy and becoming homeless and remaining in their home. There is a huge demand for representation at RTB dispute hearings amongst tenants who contact Threshold. Currently Threshold has limited capacity to provide representation to tenants who need it.

The growing complexity of regulation governing the private rented sector in Ireland means that it is becoming ever more difficult to navigate the RTB dispute resolution process successfully without representation. Representation is also critical for tenants making complaints to the Workplace Relations Commission on the basis of discrimination in relation to HAP.

Website Upgrade

In 2017 Threshold began the process of updating and refreshing its website to make it mobile friendly and accessible and to ensure the information content is easy to understand.

In 2018 we will continue to invest in and improve this platform. The more tenants that can find the information they need in relation to their tenancy problem on the Threshold website, the more time Threshold's phone advice or face to face services will be freed up to deal with more serious disputes that actually require the intervention of the service.

In 2018 we also plan to investigate additional delivery channels for providing advice and advocacy services to the public including web chat.

Communications Executive

In September of 2017 Threshold employed a Communications Executive. The creation of this role will enable greater promotion of Threshold's services to the general public on social media and other platforms. The Communications Executive will attract new audiences and project-manage further upgrades to the organisation's website.

Directors' Report

Objective 2: Rehousing People who are Homeless or at risk of Homelessness

What we achieved in 2017

Access Housing Unit

The main aim of the Access Housing Unit (AHU) is to support households who are homeless to access accommodation in the private rented sector. In 2017 the Access Housing Unit (AHU) supported 42 households (including 52 dependents) to exit homelessness.

The AHU also advocates on the behalf of households to try and secure them other social housing options where appropriate, working closely with Cork City Council in this respect. In terms of support to access accommodation in the private rented sector, the service provides a comprehensive pre-tenancy programme that focuses on empowering households to access accommodation as well as providing support to access "fast-track" HAP or Rent Supplement payments.

The AHU also provides a tenancy sustainment service and in 2017 this service provided support to 48 households (including 61 dependents). This service supports people moving from homeless accommodation into independent living (Settlement Support) and those who are currently in long-term housing who require support to sustain their tenancies (Prevention).

In 2017 the AHU developed and began using a formalised Pre-Tenancy Programme with clients. The aim of this programme is to enable clients to develop the skills and knowledge required to secure and sustain tenancies in the private rented sector. This is done through one-to-one key-working sessions that focus on identifying suitable pathways out of homelessness, dealing with landlords, tenant rights and responsibilities and how to access housing benefits (HAP and Rent Supplement). Also in 2017 the AHU continued to work in partnership with other voluntary and statutory agencies including the new Homeless Place Finders service operated by Cork City Council.

Approved Housing Body and Delivery of Social Housing

As an Approved Housing Body (AHB), Threshold owned and managed 9 houses in Cork City in 2017 which are designated as social housing through the Rental Accommodation Scheme (RAS) and payment and availability agreements.

Threshold's Board has approved plans to deliver up to 50 housing units over a five year period with a particular focus on accommodation for people coming from homeless emergency accommodation as well as providing tenancy sustainment supports to prevent the recurrence of homelessness.

What we plan to do in the future

Threshold is currently exploring a variety of financing and partnership arrangements that can best deliver on our housing plan. Threshold engages with the Department of Housing Community and Local Government, the Housing Finance Agency, private finance providers and other AHBs in order to support the delivery of our housing strategy and is actively acquiring units on an on-going basis.

Objective 3: Seeking Stronger Rights for Tenants through Lobbying, Research and Legal Channels

Threshold plays a key role in influencing housing legislation, policies, procedures and structures at a local and national level. In 2017 Threshold undertook intensive lobbying and public advocacy which culminated in significant developments in policy and law in the private rented sector.

Threshold's public advocacy and engagement with decision makers is evidence based and is underpinned by direct client interactions through the advice, advocacy and housing services. Threshold is uniquely placed to inform housing law and policy, particularly as it applies to the private rented sector, due to the data it holds on the issues that tenants face and our first-hand experience of the challenges the sector faces. The case studies we accumulate and client profiles captured and recorded in our database mean we can quickly identify growing trends and concerns in the rental sector. The organisation's capacity in this respect was significantly enhanced during 2017 with the introduction of a purpose built client database which provides the organisation with robust data management capabilities.

Directors' Report

Our direct engagement with landlords, letting agents, local authorities, the Residential Tenancies Board and the Workplace Relations Commission ensure we can identify the most effective measures needed to remedy the problems for clients at risk of homelessness or facing housing difficulties. In addition we are committed to on-going interactions and exchanges with like-minded national and international organisations. Our active participation in the European Network for Housing Research helps develop our understanding of national and international best practice.

New Minimum Standards 2017

In 2017 Threshold made substantial strides in securing a Government commitment to put forward measures to ensure compliance with minimum standard regulations for the private rented sector. Throughout 2017, Threshold pushed this core policy objective and we produced a comprehensive document in the summer of 2017 to influence the new Housing (Standards for Rented Houses) Regulations 2017.

The document highlighted the gaps between the current legislation and the lack of implementation in practice. There was a particular focus on the lack of local authority inspections of rented accommodation and the need to significantly improve this regime.

Campaign and Petition for NCT-Type Certification

Our concerns in relation to minimum standards in private rented accommodation were repeated in our Pre-Budget Submission and our Annual Report and the issue got considerable media coverage following the RTE Investigates Programme "Nightmare to Let" in November 2017. The documentary highlighted the appalling living conditions in rental properties across the country, including severe overcrowding and breaches of fire safety standards. The documentary garnered significant political attention and in November a Sinn Féin motion on the issue was passed in the Dáil. Threshold's flagship proposal for the introduction of an NCT-style certification scheme for private rented housing was at the heart of this motion.

Threshold undertook representation on the standards issue in the run-up to the motion vote and an online petition was set up to garner public support. We are delighted to see that the NCT-style certification concept has been generally accepted because we believe its central to changing the approach to regulation of standards in the private rented sector.

Rent Pressure Zones - Rent Transparency

Following a number of years advocating for Rent Certainty measures, the Government introduced Rent Pressure Zones (RPZs) in late 2016. RPZs were initially put in place in Dublin and Cork and were subsequently extended to a number of additional locations in 2017 including Galway, Wicklow, Bray, Maynooth and Kildare. The introduction of the RPZs was welcomed by Threshold, however it became clear over the course of the year that not all landlords would comply with the new rules, finding various ways to circumvent them.

Renovictions' and Invalid Rent Increases

In the wake of our outreach work in Tyrellstown, Dublin in 2016, and concerted policy influencing efforts, the Government legislated to limit mass evictions in the private rented sector by the introduction of the Planning and Development (Housing) and Residential Tenancies Act 2016.

In 2017 a new trend emerged that saw landlords evicting tenants from their homes on the grounds of "substantial renovation" and entire apartment blocks were frequently affected. This is an issue that clients have been coming to Threshold with since the introduction of the RPZs. Under the Residential Tenancies Act 2004/16, a landlord may lawfully terminate a tenancy if they require vacant possession of the property to carry out "substantial renovation or refurbishment". An exemption also exists to the RPZ rules where a landlord substantially "changes the nature" of the accommodation. This exemption was being abused by landlords who were in some instances making minor changes or improvements to their property and then raising the rent dramatically.

Threshold successfully lobbied for the introduction of clarity in relation to eviction for the purpose of renovations, which were subsequently developed by the Residential Tenancies Board. These guidelines have helped to give some clarity to both landlords and tenants on what constitutes a "renovation" for the purposes of eviction, and the meaning of "change in the nature of the property" for the purposes of the rent pressure zones, but do not provide a legislative definition.

Directors' Report

Submissions, Consultations, Networks, International Housing Research

The following is a summary of some of the policy work undertaken by Threshold in 2017:

- Pre-Budget Submission Launch;
- Meeting held with Minister for Housing and all major political parties in relation to challenges and emerging issues in the private rented sector;
- Submission to the Review of Rent Predictability Measures, Rebuilding Ireland Review;
- Submission to the Consultation on the Tax and Fiscal Treatment of Landlords by Department of Public Expenditure and Reform;
- Input to consultation of CSO Census 2021 questions to more accurately reflect renting as a tenure;
- Pre-Budget Submission to the Department of Employment Affairs and Social Protection;
- Input to the Oireachtas Committees on Housing and Homelessness;
- Input to Department of Employment Affairs and Social Protection Consultation on Development of the Department's Strategy for 2017-2020;
- Input to European Anti-Poverty Network Ireland Survey on Financial Stress;
- Speaking inputs and attendance at a variety of housing and homelessness conferences throughout the year.

European Network for Housing Research (ENHR)

The European Network for Housing Research (ENHR) is the key housing research network in Europe. Threshold currently chairs the Private Rented Markets Working Group of the ENHR. Threshold attended and presented two papers at the Working Group on the Private Rental Sector in Lyon in June as well as attending the Annual Conference of the Network in Tirana in September. Threshold will continue to work closely with this group and will chair the ENHR Private Rental Markets at the ENHR conference in Uppsala in June 2018.

What we plan to do in the future

Lobby against self-certification for Minimum Standards

While welcoming the positive step towards acknowledging the importance of the NCT for Minimum Standard concept by all political parties in 2017, Threshold was disappointed to see that the Housing Minister, Eoghan Murphy, suggested that self-certification for landlords could be the solution to this widespread problem in the sector. In 2018 Threshold will continue to strongly call on the Minister to reconsider this approach in our ongoing advocacy.

The current system, in which local authorities are responsible for the inspection of properties in the private rented sector, is not fit for purpose. Local authorities do not have the capacity to inspect and effectively enforce minimum standards. Like the present system, self-certification relies on landlords being caught and the prospects of that are slim. Therefore it is necessary to ensure that landlords have up to date certification endorsed by approved professionals before they can lease their rented properties. We are calling for a certification system to be put in place where the onus would be on landlords to prove their compliance with minimum standards. If a certificate does not exist, the penalty for renting should be severe so that there is no excuse for being outside the system. Inspections would then focus solely on whether the landlord held a certificate of compliance.

Deposit Protection Scheme

Threshold has campaigned for the introduction of a deposit scheme in Ireland for over a decade and was encouraged when legislative provision for the introduction of such a scheme was made in the Residential Tenancies (Amendment) Act 2015. However, the relevant section has not yet been commenced. Landlords continue to illegally retain tenant deposits. During 2017 Threshold witnessed a growth in the phenomenon of landlords demanding deposits of two and three months' rent in addition to a month's rent in advance. This is a worrying development and the practice discriminates the poorer in society.

Threshold is calling for the law to be amended so that a deposit is defined as a maximum of one month's rent only. In 2018, Threshold will continue to lobby for the establishment of a deposit protection scheme.

Directors' Report

Overcrowding

In addition to drawing attention to poor physical standards in much rented accommodation, Threshold highlighted the growing problem of overcrowding in rented accommodation during 2017. The most disadvantaged and vulnerable in our society often live in poor quality and unsafe accommodation and this must be addressed. One of the greatest fire safety risks in private rented accommodation is overcrowding; this is not covered under current minimum standard regulations. The 2016 Census showed that close to one in every 10 people now live in accommodation where there are more people than rooms. This is a rise of 28% from the 2011 Census.

Currently overcrowding is not clearly defined in law; rather provisions of fire and safety regulations and planning laws have to be relied on. This lack of clarity means some landlords are taking advantage of the housing shortage. Not only are renters being exploited financially but their lives are being put at risk. Threshold has urgently called for emergency legislation to be put in place to introduce a legal definition of overcrowding.

We welcomed the Government's statement that it would commit to establish severe penalties for landlords who place the lives and health of tenants in jeopardy. However, these penalties, along with a definition of overcrowding, need to be introduced immediately. Enabling or causing deliberate and unsafe overcrowding is a very serious offence and particular attention will be given to possible amendments to the legislative provisions, both in terms of its legal definition and the enforcement actions and sanctions applicable to overcrowding.

Residential Tenancies Board Reform

The Government made a commitment to reform the Residential Tenancies Board in the Rental Strategy 2016. Proposed changes include giving the RTB an enhanced role as a regulator of the private rented sector and giving the organisation the necessary resources to carry out this role.

Short Lets, including Airbnb

During 2017 Threshold drew attention to the challenges that short term lets such as Airbnb are having on the availability of rental properties in the private rented sector. We contributed to the Oireachtas Committee on Housing, Planning and Local Government during its consultation process on this issue. In 2018, Threshold will continue to lobby on this issue and work to ensure that an appropriate regulatory framework for all short term lets is put in place.

Objective 4: Supporting other Frontline Advice Services, Training and Outreach

What we achieved in 2017

Outreach

Throughout 2017 Threshold continued to provide outreach services at a number of locations around the country. These included Fingal County Council in Blanchardstown, Dublin 15; Ennis in County Clare and Castlebar in County Mayo. Threshold is committed to expanding its outreach services during 2018 to ensure that the organisation's services are as accessible as possible to the general public, in rural as well as urban areas.

Support

Threshold provided advice and support to advisors and staff in state and voluntary bodies who encounter clients with housing related problems. This included a formalised support service for Citizens Information Centres, which is in place since 2012. In 2017 the national Liaison Officer for Citizens Information Centres dealt with 584 queries coming from every county in the State. Threshold also provides ad hoc support for MABS, Free Legal Advice Centres, community law centres, Local Authorities and the Department of Employment Affairs and Social Protection.

In 2017 The Citizens Information Liaison Officer provided training sessions for Citizens Information Service staff in Fingal, Tallaght, Kildare and Dundalk.

Directors' Report

Training

The provision of advice and advocacy support directly to clients is central to Threshold's work. However, as experts in landlord tenant law, Threshold also delivers training to voluntary and statutory agencies to increase their knowledge and awareness of the law. During the course of 2017, Threshold delivered sessions to various groups. These included:

- Trinity Global Room (international students)
- Cluid Housing (AHB)
- Seetac (job search support)
- Money Advice and Budgeting Service (MABS)
- The Society of St Vincent de Paul
- Crosscare
- Union of Students in Ireland
- Local Authorities
- Department of Employment Affairs and Social Protection - local offices
- Dublin Institute of Technology Students Union
- Trinity College Dublin Free Legal Advice Centres (FLAC) Society

Tenancy Protection Service working with Dublin Council

During 2017 a member of the Tenancy Protection Service in Dublin was seconded to Dublin City Council. The purpose of this secondment was to establish a system of attracting landlords to offer tenancies to homeless families currently living in hotels. The TPS staff member targeted letting agents and landlords on behalf of Dublin City Council and sourced 67 properties in total for homeless families. The TPS staff member was also actively involved in preparations of a Housing Assistance Payment (HAP) conference which took place in the Custom House in June.

What we plan to do in the future

Threshold will continue to provide support to the Citizens Information Board in 2018. Threshold will also provide ad-hoc support to other front line services. Threshold's advice centres will continue to carry out education and awareness activities with students' unions, landlords, agents and professional bodies. Threshold will continue to expand our outreach services which offer vital service and makes Threshold more accessible in areas where we do not have office premises. Outreach services are planned for a number of locations in County Galway as part of the Tenancy Protection Service.

Objective 5: Secure sustainable sources of funding to ensure continuity of services on offer

What we achieved in 2017

The majority (75%) of Threshold's funding comes from State sources, principally:

- a) National grants from the Department of Housing, Planning, Community and Local Government and Citizens Information Board;
- b) Regional and local funding from local authorities, Health Service Executive, Dublin Regional Homeless Executive and the Rental Accommodation Scheme; and
- c) Projects and schemes funded by the Department of Social Protection and Pobal.

25% of Threshold's annual income comes from private donations from both individuals and the corporate sector.

Thanks to the generosity of a wide range of supporters, Threshold raised €691,811 to fund our vital services in 2017. These funds were raised through our Direct Mail appeals, Regular Giving, Corporate, Trust and Foundations Fund-raising as well as Community Fund-raising and the Charitable Donation Scheme. Our Christmas appeal 2017 was our most successful to date, and demonstrated both the generosity of our supporters and the public support for Threshold's crucial services.

What we plan to do in the future

Threshold aims to generate sustainable and dependable income streams to fund our services. Continuing to invest in our fund-raising activities and engaging our supporters will enable us to grow our income in 2018 and beyond. Threshold will continue to make a compelling case for continued funding by demonstrating measurable outcomes both in terms of preventing and ending homelessness, in line with the Government's stated priorities. Threshold has lobbied to have its homelessness prevention work recognised under Section 10 of the Housing Act 1988 and it has submitted legislative amendments that would bring about this change. The benefit to Threshold would be greater predictability and security in terms of planning and delivering services.

Directors' Report

REVIEW OF FINANCIAL OUTCOME 2017

The financial outcome for 2017 is set out in the 'Statement of Financial Activities'. Threshold's total income was €2,899,906 (2016: €2,378,859) in the year ended 31 December 2017, an increase of 22% on the prior year. During 2017 Threshold continued to have a diversified income base which includes income from public donations and government grants, as outlined above. The key risks facing Threshold are dealt with in the section on Structure, Governance and Management.

Income from donations, legacies and trusts comprises donations from individual and corporate donors, trusts and foundations and income received from the Charitable Donation Scheme. In 2017 Threshold received €691,811 from this income stream - see note 4 to the financial statements. This represents an increase of 11% when compared to 2016, due to a large one off legacy. During 2017 Direct Mail income and Regular Giving income continued to be the largest income streams included in donations, legacies and trusts.

Significant thanks are due to all of the donors who have continued to support the organisation in the midst of difficult economic times.

Total expenditure, at €2,644,715 represents a 21% increase from the 2016 level of €2,191,960. This increase is primarily due to the extension of the Tenancy Protection Service. Expenditure on charitable activities in 2017 totalled €2,217,054, an 18% increase from 2016 levels. As can be seen in note 5, most of the increase resulted from the extension of the Tenancy Protection Service. The cost of raising funds totalled €427,661 in 2017, an increase of 39% due to continuing investment in the Regular Giving programme.

Threshold received a total of €2,163,115 in grants from State sources - see note 4 to the financial statements and below for analysis by donor. This represents a 28% increase from our 2016 levels. This increase is primarily due to the extension of the Tenancy Protection Service as referred to above. Other trading activity income primarily consisted of our charity shop in Tralee, Co Kerry until it ceased to trade in September 2017.

The total costs set out above in relation to charitable activities and raising funds include attributable governance and support costs. These support costs include the key services of programme management, technical support, finance, human resources, and information technology. These services play a crucial role in providing core organisational support to the delivery of our activities. Total governance and support costs for the year amounted to €269,330 and are analysed in note 6 to the financial statements.

There are a number of key financial performance indicators which, taken together, are used by management and the board as a measure of performance and financial strength. These are set out below:

Key Financial Performance Indicators	2017	2016
Return on fundraising spend	1.81	2.35
State income as a percentage of total expenditure	82%	77%
Support costs as a percentage of total costs	10%	9%
Free reserves as a percentage of total income	36%	42%

- Return on fundraising spend (excluding charity shops) essentially measures how much Threshold earns for each euro spent on fundraising. On foot of a review of its donor base Threshold plans to invest in its fundraising activity in 2018.
- State income as a percentage of total expenditure indicates the proportion of work which Threshold are funded without reliance on our fundraising efforts.
- Support costs as a percentage of total costs illustrates how much of total expenditure is absorbed by essential but non-core activities and functions.
- Free reserves as a percentage of total income indicates the resources on which the charity can draw in order to continue its work in the event of a downturn in income. The level of unrestricted and undesignated reserves held at the end of 2017 has decreased due to investment in housing properties. However, as stated in our Reserves policy, Threshold aims over time to build free reserves to a level which will provide working capital comprising 50% of total income.

Directors' Report

Reserves position

The board of directors have adopted a reserves policy which requires reserves to be maintained at a level which ensures that the Charity's core activities could continue during a period of unforeseen difficulty. Consideration is given to assessing the risk probability and the likely impact on our ability to meet our financial obligations or reduce our expenditure in the short term as a result of a decline in income.

The total reserves of €3,269,152 at 31 December 2017 are detailed in note 15 to the financial statements and fall into two categories:

- Restricted funds (€17,915 Debit): these funds are tied to particular purposes, which arise because of restrictions on their use imposed by the donor at time of receipt or because the funds were collected in a public appeal to raise money for a particular purpose. It is the Charity's policy to fully apply such funds for the purposes for which they were donated as quickly as possible.
- Unrestricted funds (€3,287,067): these are of two types:
 - Designated funds (€2,252,602); these are unrestricted funds that have been allocated by the board for specific purposes and that are (as a result) not available for general usage. In line with the strategies of Threshold, at the end of 2017 funds had been designated for specific purposes as outlined in note 15 to the financial statements.
 - General unrestricted funds (€1,034,465); these represent funds which are available for the general purposes of the Charity.

The level of reserves is kept under constant review through on-going financial reporting and production of annual audited accounts. At the time of the last review it was agreed that the restricted reserves should be utilised as soon as reasonably possible, and that Threshold aims over time to build free funds to a level which will provide working capital comprising 50% of total income. At 31 December 2017 the level is 36% of total income. The board have agreed a plan that aims to build reserves as the Charity grows.

Investment Policy

In accordance with the Constitution, the board have the power to make investment decisions in keeping with the objectives of the company.

Going Concern

Set out above is a review of Threshold's financial performance and the general reserves position as at 31 December 2017. Based on the results for the year, the year end financial position and the approved 2018 budget, the board believes that the Charity has adequate resources to continue in operational existence for the foreseeable future. The board believes that there are no material uncertainties that call into doubt Threshold's ability to continue in operation. Accordingly, Threshold continues to adopt the 'going concern' basis in preparing the financial statements.

Directors' Report

STRUCTURE, GOVERNANCE AND MANAGEMENT

Structure

Threshold Limited is a charitable company limited by guarantee. It was incorporated on 17 August 1979. The charity does not have a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the charity in the event of a winding up. Such amounts, as may be required, shall not exceed €1.27.

Directors and Trustees

The directors of the charity are its trustees for the purpose of charity law. The names of persons who at any time during the financial year were directors of the charity are as follows:

- Aideen Hayden (Chairperson)
- Bernard Cronin (Treasurer)
- Liam Reid
- Patrick Gray
- Christine Heffernan
- Trocaire Joye
- Martini Molloy
- Brian Murphy
- Thora Mackey (resigned 14/04/2018)

The induction and training process for new directors includes the following:

- Meeting with the Chair to gain a clear understanding of the Mission and Strategic Objectives of Threshold;
- Meeting with the Governance Committee to get a detailed briefing on the key issues and risks being managed;
- Review of Minutes, Operational Reports and Annual Reports for the previous 24 months;
- Meet with management and staff of Threshold's operations to experience first-hand the services being offered including listening in on a sample of client calls as well as sitting in on a sample of client meetings.

Company Secretary

Thora Mackey held the position of company secretary for the duration of the financial year. On 14 April 2018 Thora resigned as company secretary and on that same date Liam Reid was appointed company secretary.

Governance and Management

Threshold is constituted under a Memorandum and Articles of Association and is a registered charity, CHY 6279. The charity is also registered with the Charities Regulatory Authority (CRA) and its CRA number is 20011031. Threshold's goals and strategic approach are guided by its charitable objectives as laid out in these documents. The management of the charity is the responsibility of the directors who are elected and co-opted under the terms of the Articles of Association.

Board members are drawn from diverse backgrounds and bring a broad range of experience and skills to board deliberations. The board is provided with regular information, which includes key performance and risk indicators for all aspects of the charity. They meet regularly (six times during 2017) and there are sub-committees covering governance, audit and risk, nominations and remuneration (who make remuneration decisions for Threshold) and housing and property. The members of the board cannot, under the governing documents, receive remuneration for services to Threshold and may only be reimbursed for incidental expenses claimed.

There are clear distinctions between the roles of the board of directors and the Executive Management Team to which day-to-day management is delegated. Matters such as policy, strategic planning, and budgets are drafted by the Executive Management Team for consideration and approval by the board, which then monitor the implementation of these plans.

Directors' Report

Threshold is signed up to the voluntary Code of Practice for Good Governance of Community, Voluntary and Charitable Organisations in Ireland, the Voluntary Regulation Code for Approved Housing Bodies (AHBs) and Threshold is signed up to a charity code of practice called the Statement of Guiding Principles for Fundraising. Threshold is fully committed to achieving the standards contained within the Statement of Guiding Principles for Fundraising and believe we meet the standards it sets out. To read our full Donor Charter, visit: www.threshold.ie/getinvolved.

Risk Management

The directors have a risk management strategy which comprises:

- a regular review of the principal risks and uncertainties that the charity faces;
- the establishment of policies, systems and procedures to mitigate those risks identified in the regular reviews;
- monitor the procedures on an on-going basis including assessing control effectiveness; and
- the implementation of procedures designed to minimise or manage any potential impact on the Charity should those risks materialise.

The purpose of the regular reviews is to ensure that the charity is not on an on-going basis exposed to an unacceptable level of risk. Appropriate systems and procedures are in place to manage these risks and provide reasonable assurance against occurrence. The major risks identified by the review are listed below:

- Financial sustainability/loss of funding resources: A key element in the management of financial risk is a regular review of available funds to settle debts as they fall due, diversification of the funding base and on-going engagement with State funders.
- Significant error and fraud: Significant fraud or incidences of corruption could severely damage the charity's reputation and result in the loss of resources. The charity has developed detailed financial management and reporting systems to mitigate these risks, which are reviewed on a regular basis.
- Public perception of the sector: Threshold recognises that the sector has been the subject of increased public and media scrutiny. The Charity seeks to be open and transparent in the way that it operates, more generally it welcomes the introduction of the Charities Regulatory Authority and its role in regulating the sector which should result in greater accountability, transparency and inspire renewed public confidence.
- Staff recruitment and retention: Being able to attract and retain appropriate staff is a key on-going challenge for the Charity. Threshold has developed and frequently reviews its human resources policies and procedures to address this risk.

Attention has also been focussed on non-financial risks arising from failure of IT and telephony systems and fire, health and safety concerns. These risks are managed by ensuring backups are in place, and having robust policies and procedures in place.

Internal Controls

The directors acknowledge their overall responsibility for the charity's systems of internal control and for reviewing its effectiveness. They have delegated responsibility for the implementation of this system to the Executive Management Team. This system includes financial controls, which enables the board to meet its responsibilities for the integrity and accuracy of the charity's accounting records.

The board has also established a system of compliance which addresses the board's wider responsibility to maintain, review and report on all internal controls, including financial and operational.

A detailed budget is prepared annually which is reviewed by the board. Actual results and outcomes are compared regularly against budget and prior year to ensure tight budgetary control and value for money.

Post Balance Sheet Events

No significant events have taken place since the year end that would result in adjustment to the financial statements or inclusion of a note thereto.

Directors' Report

Lobbying and Political Contributions

There were no political contributions in 2016 and 2017, and as a result no disclosures are required under the Electoral Act, 1997. As required under the Regulation of Lobbying Act 2015, Threshold now records all lobbying activity and communications with Designated Public Officials (DPOs). It has made the returns and submissions required by the Act.

Accounting Records

The directors acknowledge their responsibilities under Sections 281 to 285, Companies Act, 2014, to keep proper accounting records for the company. The measures taken by the directors to ensure compliance with this section are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the charity are maintained at 21 Stoneybatter, Dublin 7.

Statement of Relevant Audit Information

In accordance with Section 330 of the Companies Act 2014:

- a) So far as each person who was a director of the company at the date of approving this Report is aware, there is no relevant audit information (being information needed by the auditor in connection with preparing the Audit Report) of which the auditor is unaware; and
- b) Each director 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 auditor is aware of that information.

Auditors

Power & Associates, Chartered Certified Accountants and Statutory Auditors, have expressed their willingness to continue in office in accordance with Section 383(2) of the Companies Act 2014.

Signed on behalf of the Board of Directors by:

AIDEEN HAYDEN

Aideen Hayden

Director (Chairperson)

LIAM REID

Liam Reid

Director and Secretary

Date: 02 AUGUST 2018

Legal and Administrative Information

Directors	Aideen Hayden Bernard Cronin Liam Reid Patrick Gray Christine Heffernan Trocaire Joye Martini Molloy Brian Murphy	(Chairperson) (Treasurer) (Secretary)
Company Secretary	Liam Reid	
Chief Executive Officer	John-Mark McCafferty	
Registered Office	21 Stoneybatter, Dublin 7. D07 KV61.	
Company Registration Number	70660	
Charity Regulatory Authority Number	20011031	
Charity Number	CHY 6279	
Principal Bankers	Bank of Ireland 2 College Green Dublin 2 D02 VR66 AIB plc 66 South Mall Co. Cork. T12 Y822 AIB plc Lynch's Castle 40 Shop Street Galway H91 W400	
Solicitors	O'Sullivan O'Dowd Solicitors 1 Blackhall View Blackhall Place Dublin 7 D07 FR59	
Auditors	Power & Associates Chartered Certified Accountants Statutory Auditors 1 Sussex Street, Dun Laoghaire, Co Dublin. A96 C8N3.	

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' Report and Financial Statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under the law the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and the accounting standards issued by the Financial Reporting Council, including FRS 102, The Financial Reporting Standard applicable in the UK and Ireland (Generally Accepted Accounting Practice in Ireland). Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014.

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

- Select suitable accounting policies and then apply them consistently;
- Make judgements and accounting estimates that are reasonable and prudent;
- State whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards and note the effect and the reasons for any material departure from those standards;
- 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 ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record 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, enable them to ensure that the financial statements and directors' report comply with the Companies Act 2014 and enable the financial statements to be audited. They 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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in Ireland governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Signed on behalf of the Board of Directors by:

AIDEEN HAYDEN
Aideen Hayden
Director (Chairperson)

LIAM REID
Liam Reid
Director and Secretary

Date: 02 AUGUST 2018

Independent Auditors' Report

To the members of THRESHOLD

We have audited the financial statements of Threshold for the year ended 31 December 2017 which comprises the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows and Notes to the Financial Statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is applicable Irish law and Accounting Standards, including Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland as modified by the Statement of Recommended Practice "Accounting and Reporting by Charities" effective 01 January 2015.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2017 and of its result for the year then ended;
- have been properly prepared in accordance with Financial Reporting Standard 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been prepared in accordance with the requirements of the Companies Act 2014.

Basis of 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 Auditors' Responsibilities 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 Irish Auditing and Accounting Service Authority ("IASSA") Ethical Standard and the provisions available for small entities, in the circumstances set out in the notes to the financial statements. 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

We have nothing to report in respect of the following matters in relation to which the ISAs require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other Information

The other information comprises the information included in the Annual Report, other than the financial statements and our Auditors' Report thereon. 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 inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or 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.

Independent Auditors' Report

Opinions on Other Matters Prescribed by Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit:

- we have obtained all the information and explanations which we consider necessary for the purposes of our audit;
- 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;
- the information given in the Directors' Report is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with the Companies Act 2014.

Matters on Which we are Required to Report by Exception

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

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by Sections 305 to 312 of the Act are not made. We have nothing to report in this regard.

Responsibilities of Directors for the Financial Statements

As explained more fully in the Statement of Directors' Responsibilities on page 24, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and, for such internal control as the directors determine is 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, the directors are 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 the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our 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 Auditors' Report that includes our 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.

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

- Identifies and assesses the risks of material misstatement of the entity's financial statements, whether due to fraud or error, designs and performs audit procedures responsive to those risks, and obtains audit evidence that is sufficient and appropriate to provide a basis for the auditors' 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.
- Obtains 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 entity's internal control.
- Evaluates the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

Independent Auditors' Report

- Conclude on the appropriateness of the directors' 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 entity's ability to continue as a going concern. If the auditor concludes that a material uncertainty exists, the auditor is required to draw attention in the auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify the auditors' opinion. The auditors' conclusions are based on the audit evidence obtained up to the date of the auditors' report. However, future events or conditions may cause the entity 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 fair presentation (i.e. gives a true and fair view).
- Where the auditor is required to report on consolidated financial statements, obtains sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. The group auditor is responsible for the direction, supervision and performance of the group audit. The group auditor remains solely responsible for the audit opinion.

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 the auditor identifies during the audit.

For listed entities and public interest entities, the auditor also provides those charged with governance with a statement that the auditor has complied with relevant ethical requirements regarding independence, including the Ethical Standards for Auditors (Ireland) 2016, and communicates with them all relationships and other matters that may reasonably be thought to bear on the auditor's independence, and where applicable, related safeguards.

Where the auditor is required to report on key audit matters, from the matters communicated with those charged with governance, the auditor determines those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. The auditor describes these matters in the auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, the auditor determines that a matter should not be communicated in the auditor's report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The auditors' report is required to contain a clear expression of opinion on the financial statements taken as a whole.

To form an opinion on the financial statements the auditor concludes as to whether:

- sufficient appropriate audit evidence has been obtained;
- uncorrected misstatements are material, individually or in aggregate;
- the financial statements, including the disclosures, give a true and fair view; and
- the financial statements are prepared, in all material respects, in accordance with the requirements of the applicable financial reporting framework, including the requirements of applicable law.

In particular, forming an opinion on and reporting on the financial statements involves evaluating whether:

- the financial statements adequately refer to or describe the applicable financial reporting framework;
- the financial statements appropriately disclose the significant accounting policies selected and applied. In making this evaluation, the auditor considers the relevance of the accounting policies to the entity (or where relevant, the group) and whether they have been presented in an understandable manner;
- the accounting policies selected and applied are consistent with the applicable financial reporting framework, and are appropriate;
- the accounting estimates made by the directors are reasonable;

Independent Auditors' Report

- the information presented in the financial statements is relevant, reliable, comparable and understandable. In making this evaluation, the auditor considers whether:
 - the information that should have been included has been included, and whether such information is appropriately classified, aggregated or disaggregated, and characterised; and
 - the overall presentation of the financial statements has been undermined by including information that is not relevant or that obscures a proper understanding of the matter disclosed;
- the financial statements provide adequate disclosures to enable the intended users to understand the effect of material transactions and events on the information conveyed in the financial statements;
- the terminology used in the financial statements, including the title of each financial statement is appropriate.

When the financial statements are prepared in accordance with a fair presentation framework, the auditor also evaluates whether the financial statements achieve fair presentation (i.e. gives a true and fair view) including consideration of:

- the overall presentation, structure and content of the financial statements; and
- whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation (or gives a true and fair view).

An unmodified opinion is expressed when the auditor is able to conclude that the financial statements give a true and fair view and comply in all material respects with the applicable financial reporting framework.

The auditor modifies the opinion when either:

- the auditor concludes that, based on the audit evidence obtained, the financial statements as a whole are not free from material misstatement; or
- the auditor is unable to obtain sufficient appropriate audit evidence to conclude that the financial statements as a whole are free from material misstatement.

The auditor expresses a qualified opinion when either:

- misstatements, individually or in the aggregate, are material but not pervasive to the financial statements; or
- the possible effects on the financial statements of undetected misstatements, arising from an inability to obtain sufficient appropriate audit evidence, could be material but not pervasive.

The auditor expresses an adverse opinion when the auditor, having obtained sufficient appropriate audit evidence, concludes that misstatements, individually or in aggregate, are both material and pervasive to the financial statements.

The auditor disclaims an opinion when either:

- the possible effects of undetected misstatements, arising from an inability to obtain sufficient appropriate audit evidence, could be both material and pervasive to the financial statements; or
- in extremely rare circumstances involving multiple uncertainties, the auditor concludes that notwithstanding having obtained sufficient appropriate audit evidence regarding each of the individual uncertainties, it is not possible to form an opinion on the financial statements due to the potential interaction of the uncertainties and their possible cumulative effect on the financial statements.

In certain circumstances an auditors' report includes an emphasis of matter paragraph to draw attention to a matter presented or disclosed in the financial statements that, in the auditor's judgment, is of such importance that it is fundamental to users' understanding of the financial statements. An emphasis of matter paragraph does not modify the auditor's opinion.

If the auditor considers it necessary to communicate a matter other than those that are presented or disclosed in the financial statements that, in the auditor's judgment, is relevant to users' understanding of the audit, the auditors' responsibilities or the auditors' report, the auditor does so in a separate section in the auditors' report with the heading "Other Matter" or other appropriate heading.

Independent Auditors' Report

The auditor is required to read all financial and non-financial information (other information) included in the annual report and to identify whether the other information is materially inconsistent with the financial statements or the auditors' knowledge obtained in the audit or otherwise appears to be materially misstated.

If the auditor identifies material inconsistencies or apparent material misstatements, the auditor determines whether there is a material misstatement in the financial statements or a material misstatement of the other information. Where the auditor concludes that there is an uncorrected material misstatement of the other information, the auditor is required to report this in the auditors' report.

The auditor may be required to address other legal and regulatory requirements relating to other auditor's responsibilities in the auditors' report.

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 that we are required to state to them in the audit 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 or the company's members as a body for our audit work, for this report, or for the opinions we have formed.

STEPHEN POWER

for and on behalf of:

POWER & ASSOCIATES

Chartered Certified Accountants
Statutory Auditors
1 Sussex Street
Dun Laoghaire
Co Dublin
A96 C8N3

Date: 02 AUGUST 2018

Statement of Financial Activities

	Notes	Unrestricted Funds 2017 €	Restricted Funds 2017 €	Total Funds 2017 €	Total Funds 2016 €
INCOMING RESOURCES					
Donations, legacies and trusts	4	679,311	12,500	691,811	620,571
Income from charitable activities	4	591,750	1,571,365	2,163,115	1,690,796
Other trading activities	4	44,279	-	44,279	66,857
Income from investments	4	701	-	701	635
Total incoming resources		1,316,041	1,583,865	2,899,906	2,378,859
RESOURCES EXPENDED					
Expenditure on raising funds	5	427,661	-	427,661	308,270
Expenditure on charitable activities	5	582,729	1,634,325	2,217,054	1,883,690
Total resources expended		1,010,390	1,634,325	2,644,715	2,191,960
Net Incoming Resources		305,651	(50,460)	255,191	186,899
Transfer between funds	15	(35,314)	35,314	-	-
Net movement in funds		270,337	(15,146)	255,191	186,899
Total funds at beginning of year	15	3,016,730	(2,769)	3,013,961	2,827,062
Total funds at end of year	15	3,287,067	(17,915)	3,269,152	3,013,961

A separate statement of total comprehensive income is not required as there are no other gains or losses other than those reflected above.

Balance Sheet

	Notes	2017 €	2016 €
FIXED ASSETS			
Tangible assets	10	<u>2,192,810</u>	<u>1,897,407</u>
CURRENT ASSETS			
Debtors	11	14,580	62,168
Cash at bank and in hand		<u>1,506,077</u>	<u>1,198,982</u>
Creditors (amounts falling due within one year)	12	<u>1,520,657</u> <u>(159,076)</u>	<u>1,261,150</u> <u>(144,596)</u>
NET CURRENT ASSETS		<u>1,361,581</u>	<u>1,116,554</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			
Creditors (amounts falling due after more than one year)	13	3,554,391 <u>(285,239)</u>	3,013,961 <u>-</u>
NET ASSETS		<u>3,269,152</u>	<u>3,013,961</u>
FUNDS			
Unrestricted funds	15	3,287,067	3,016,730
Restricted funds	15	<u>(17,915)</u>	<u>(2,769)</u>
Total funds		<u>3,269,152</u>	<u>3,013,961</u>

The financial statements were approved by the directors on 02 AUGUST 2018 and authorised for issue on the same date. They are signed on behalf of the Board of Directors by:

AIDEEN HAYDEN
Aideen Hayden
Director (Chairperson)

LIAM REID
Liam Reid
Director and Secretary

Statement of Cash Flows

	2017	2016
	€	€
CASH FLOWS FROM OPERATING ACTIVITIES		
Net incoming resources for the year	255,191	186,899
Depreciation	109,085	94,066
Deposit interest received	(701)	(635)
Loan interest paid	3,127	-
Movement in debtors	47,588	(37,560)
Movement in creditors	6,382	(52,546)
	<u>420,672</u>	<u>190,224</u>
Net cash flows from operating activities		
CASH FLOWS FROM INVESTING ACTIVITIES		
Deposit interest received	701	635
Purchase of tangible fixed assets	(404,488)	(193,202)
	<u>(403,787)</u>	<u>(192,567)</u>
Net cash flows from investing activities		
CASH FLOWS FROM FINANCING ACTIVITIES		
Loan received from Clann Credo Company Limited By Guarantee	239,195	-
Capital Advanced Leasing Facility (CALF) loan received	56,100	-
Loan repayments	(1,958)	-
Loan interest paid	(3,127)	-
	<u>290,210</u>	<u>-</u>
Net cash flows from financing activities		
	307,095	(2,343)
Net increase/(decrease) in cash		
Cash at bank and in hand at beginning of year	<u>1,198,982</u>	<u>1,201,325</u>
Cash at bank and in hand at end of year	<u><u>1,506,077</u></u>	<u><u>1,198,982</u></u>

Notes forming part of the Financial Statements

1 COMPANY INFORMATION

Threshold is a national not-for-profit company limited by guarantee, incorporated, domiciled and tax resident in the Republic of Ireland with charitable tax exemption status. Its registered office is 21 Stoneybatter, Dublin 7, D07 KV61 and its company registration number is 70660.

Threshold is constituted under a Memorandum and Articles of Association and is a registered charity, CHY 6279. The charity is also registered with the Charities Regulatory Authority (CRA) and its CRA number is 20011031.

The liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company in the event of a winding up. Such amount, as may be required, shall not exceed €1.27 per member.

2 ACCOUNTING POLICIES

The significant accounting policies adopted by the charity and applied consistently in the preparation of these financial statements are as follows:

a) Basis of Preparation

This set of financial statements is prepared by Threshold in accordance with accounting standards issued by the Financial Reporting Council, including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland." The company transitioned from previously extant Irish and UK GAAP to FRS 102 as at 01 January 2014.

The financial statements are prepared on the going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council and the Companies Act 2014. The financial statements have also applied Accounting and Reporting by Charities: Statement of Recommended Practice '(Charities SORP)'.

As permitted by Section 291(3)(4) of the Companies Act, the charity has varied the standard formats specified in that Act for the Statement of Financial Activities, the Balance Sheets and Statement of Cash Flows. Departures from the standard formats as outlined in the Companies Act 2014, are to comply with the requirements of the Charities SORP and are in compliance with Sections 4.7, 10.6 and 15.2 of that SORP.

b) Reporting Currency

The financial statements are prepared in Euro which is the functional currency of the charity.

c) Incoming Resources

Income is treated as being general and unrestricted unless a donor has specified the manner in which the donation is to be spent, in which case it is treated as restricted income. All incoming resources are included in the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy. The following specific policies are applied to particular categories of income:

- **Donations, legacies and Trusts**

This income (which consists of monetary donations from the public and from corporates and trusts, together with related tax refunds and legacies), is recognised in the period in which the charity is entitled to the income, when receipt is probable, and when the amount can be measured with sufficient reliability.

In the case of monetary donations from the public, this income is recognised when the donations are received into the charity's accounting system. Legacies and Trusts income is recognised when confirmation of unconditional entitlement to the bequest is received. Tax refunds are recognised when all legislative requirements have been met and the amounts can be measured with reasonable certainty.

Notes forming part of the Financial Statements

2 ACCOUNTING POLICIES (Continued)

c) Incoming Resources (continued)

Grants from corporates, trusts and major donors are recognised on the same basis as grants from governments and other agencies.

- **Government and other agencies grants**

Grants from government and other agencies, whether of a capital or revenue nature, are recognised in full in the Statement of Financial Activities when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably and is not deferred.

- **Fund-raising income**

Fund-raising income is credited to the Statement of Financial Activities in the year in which it is received.

- **Rental and deposit income**

Income earned on funds held on deposit and rental income is treated as unrestricted income and is included in the Statement of Financial Activities when receivable.

- **Payment and availability income**

Payment and availability income is recorded when receivable. Under a Payment & Availability Agreement, the charity receives an availability payment from government. For this the charity undertakes to make the properties 'available' to people from local authority housing waiting lists.

- **Charity shop income**

The income from the charity shop is accounted for when received into the charity's accounting system.

d) Resources Expended

Resources expended are categorised between the cost of raising funds and the cost of carrying out charitable activities. Expenditure is recognised when a legal or constructive obligation exists as a result of a past event, a transfer of economic benefits is required in settlement and the amount of the obligation can be measured reliably. Expenditure includes any VAT which cannot be recovered and is reported as part of the expenditure to which it relates. All expenditure is recognised on an accruals basis.

- **Cost of raising funds**

Costs of raising funds comprise the costs incurred in fundraising, including the costs of advertising, producing publications, printing and mailing fundraising material, staff costs in these areas and an appropriate allocation of support costs. It also includes the costs of trading for fundraising purposes including the charity's shop.

- **Cost of charitable activities**

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries together with related support costs.

- **Support costs**

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities. Support costs include finance, personnel, payroll and governance costs which support the charity's activities. These costs have been allocated between cost of raising funds and expenditure on charitable activities. The bases on which support costs have been allocated are set out in note 6.

e) Operating Leases

Leases in which substantially all the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases are charged to the Statement of Financial Activities on a straight-line basis over the period of the lease.

Notes forming part of the Financial Statements

2 ACCOUNTING POLICIES (CONTINUED)

f) Employee Benefits

The charity provides paid holiday arrangements and defined contribution retirement benefits to employees.

- **Holiday pay**

Holiday pay is recognised as an expense in the period in which the service is received.

- **Defined contributions retirement benefits scheme**

The charity operates a defined contributions scheme for employees. A defined contribution scheme is a scheme under which the company pays fixed contributions into a separately administered fund outside the company. The company has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

g) Taxation

No charge to taxation arises as the charity has been granted exemption under Sections 207 and 208 of the Taxes Consolidation Act, 1997. Irrecoverable value added tax is expensed as incurred.

The company is eligible under the "Scheme of Tax Relief for Donations to Eligible Charities and Approved Bodies under Section 848A Taxes Consolidation Act, 1997" to income tax refunds arising from donations exceeding €250 per annum. These refunds are included under miscellaneous income.

h) Tangible Fixed Assets and Depreciation

- **Cost**

Tangible fixed assets are recorded at historical cost (or deemed cost for buildings held at valuation at the date of transition to FRS 102) less accumulated depreciation and impairment losses.

- **Depreciation**

Depreciation is provided on tangible fixed assets on a straight line basis in order to write off their cost less residual amounts over their estimated useful economic lives. The estimated useful economic lives assigned to tangible fixed assets are as follows:

- Buildings	2% per annum straight line on cost
- Leasehold improvements	10% per annum straight line on cost
- Computer and office equipment	33.33% per annum straight line on cost
- Office fixtures and fittings	10% per annum straight line on cost
- Shop fixtures and fittings	20% per annum straight line on cost

The charity's policy is to review the remaining economic lives and residual values of tangible fixed assets on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated useful life and residual value.

Fully depreciated tangible fixed assets are retained in cost and accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the Statement of Financial Activities.

Notes forming part of the Financial Statements

2 ACCOUNTING POLICIES (CONTINUED)

h) Tangible Fixed Assets and Depreciation (continued)

- **Impairment**

Tangible fixed assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying value exceeds its recoverable amount.

Recoverable amount is the higher of value in use and the fair value less costs to sell. If the recoverable amount is lower, the carrying value of the asset is reduced to its recoverable amount and an impairment loss is recognised in the Statement of Financial Activities unless the asset had been revalued whereupon the loss is recognised in the Statement of Other Comprehensive Income to the extent of any previously recognised revaluation. Thereafter any excess is recognised in the Statement of Financial Activities.

If an impairment loss subsequently reverses, the carrying amount of the asset (or asset's cash generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the revised carrying amount does not exceed the carrying amount that would have been determined (net of depreciation) had no impairment loss been recognised in prior periods. A reversal of an impairment loss is recognised in the Statement of Financial Activities.

i) Debtors

Debtors are initially recognised at fair value and thereafter at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

j) Cash at bank and in hand

Cash at bank and in hand include cash on hand, bank current accounts and demand deposits.

k) Trade Creditors

Trade creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as creditors amounts falling due after more than one year. Trade creditors that are classified as current liabilities are recognised at the transaction price.

l) Provisions

Provisions are recognised when the company has a present legal or constructive obligation as a result of past events and it is probable (more likely than not) that payment will be required to settle the obligation and the amount of the obligation can be reliably estimated.

Provisions are measured at the present value of the cost expected 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 obligation.

m) Capital advanced leasing facility (CALF)

Capital advance payments of up to 30% of the acquisition of properties are available from the Department of Housing, Planning, Community and Local Government under the Capital Advance Leasing Facility (CALF). The capital advance is repayable at the end of the approved period of the advance.

Notes forming part of the Financial Statements

n) Fund Accounting

The following funds are operated by the charity:

- **Unrestricted funds**

Unrestricted funds are general funds that are available for use at the board's discretion in furtherance of any of the objectives of the charity. Such funds may be held in order to finance working capital or capital expenditure.

If any part of an unrestricted fund is earmarked for a particular project, it may be designated as a separate fund, but the designation has an administrative purpose only and does not legally restrict the board's discretion to apply the fund. The aim and use of each designated fund is set out in the notes to the financial statements.

- **Restricted funds**

Restricted funds represent income received that can only be used for particular purposes specified by the donors and are binding on the charity. Such purposes are within the overall aims of the charity.

o) Contingencies

Contingent liabilities, arising as a result of past events, are not recognised when (i) it is not probable that there will be an outflow of resources or that the amount cannot be reliably measured at the reporting date or (ii) when the existence will be confirmed by the occurrence or non-occurrence of uncertain future events not wholly within the company's control. 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.

3 CRITICAL ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of these financial statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses.

Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The charity makes estimates and assumptions concerning the future. 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 noted below:

- **Establishing useful economic lives for depreciation purposes of tangible fixed assets**

Assets with an estimated economic useful life in excess of one year, consisting primarily of property and equipment, comprise a significant portion of the total assets.

The annual depreciation charge depends primarily on the estimated useful economic lives of each type of asset and estimates of residual values. The directors regularly review these asset useful economic lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have a significant impact on depreciation charges for the period. Details of the useful economic lives are included in the accounting policies.

Notes forming part of the Financial Statements

4 INCOMING RESOURCES

The total incoming resources of the charity for the year has been derived from its principal activities wholly undertaken in Ireland. An analysis of incoming resources is as follows:

	Unrestricted Funds 2017 €	Restricted Funds 2017 €	Total Funds 2017 €	Total Funds 2016 €
Income from donations, legacies and trusts				
General donations	573,811	-	573,811	596,874
Legacies and trusts	105,500	12,500	118,000	23,697
	<u>679,311</u>	<u>12,500</u>	<u>691,811</u>	<u>620,571</u>
Income from charitable activities				
Dublin Region Homeless Executive	-	519,800	519,800	498,407
Department of Social Protection - CE Scheme	-	138,032	138,032	166,220
Department of Social Protection - Jobplus Incentive	31,562	-	31,562	-
Department of Housing, Planning, Community and Local Government - Grant in Aid	375,000	-	375,000	346,000
Department of Housing, Planning, Community and Local Government - National TPS	-	324,583	324,583	-
Health Services Executive	-	62,704	62,704	61,104
Cork City Council	8,000	317,000	325,000	325,000
Cork County Council	17,000	-	17,000	17,000
Galway City Council	25,000	106,460	131,460	90,000
Dublin City Council	-	15,165	15,165	-
Citizens Information Board	47,000	-	47,000	47,000
Rental and payment and availability income	88,188	-	88,188	71,010
Pobal - Scheme to Support National Organisations	-	87,621	87,621	69,055
	<u>591,750</u>	<u>1,571,365</u>	<u>2,163,115</u>	<u>1,690,796</u>
Income from other trading activities				
Charity shop	28,197	-	28,197	48,848
Fundraising activities	10,134	-	10,134	13,066
Rent book income and royalties	3,036	-	3,036	3,490
Training income	1,000	-	1,000	-
Other income	1,912	-	1,912	1,453
	<u>44,279</u>	<u>-</u>	<u>44,279</u>	<u>66,857</u>
Income from investments				
Bank interest	701	-	701	635
Total incoming resources	<u>1,316,041</u>	<u>1,583,865</u>	<u>2,899,906</u>	<u>2,378,859</u>
Allocated as follows:				
Tenancy Protection Service	-	1,065,843	1,065,843	678,407
Advice & Advocacy Services	1,227,853	263,236	1,491,089	1,406,934
Access Housing Unit	-	167,165	167,165	152,000
Policy & Research Activities	-	87,621	87,621	70,508
Housing Activity	88,188	-	88,188	71,010
Total incoming resources	<u>1,316,041</u>	<u>1,583,865</u>	<u>2,899,906</u>	<u>2,378,859</u>

Notes forming part of the Financial Statements

5 RESOURCES EXPENDED

	Unrestricted Funds 2017 €	Restricted Funds 2017 €	Total Funds 2017 €	Total Funds 2016 €
Expenditure on raising funds				
Fundraising expenses and salaries	343,530	-	343,530	237,283
Charity shop	46,373	-	46,373	38,956
Support costs	37,758	-	37,758	32,031
	<u>427,661</u>	<u>-</u>	<u>427,661</u>	<u>308,270</u>
Expenditure on charitable activities				
Tenancy Protection Service	-	1,050,874	1,050,874	716,815
Advice & Advocacy services	450,633	259,818	710,451	777,856
Access Housing Unit	-	174,197	174,197	173,836
Policy & Research activities	-	149,436	149,436	81,994
Housing activity	132,096	-	132,096	133,189
	<u>582,729</u>	<u>1,634,325</u>	<u>2,217,054</u>	<u>1,883,690</u>
Total resources expended	<u>1,010,390</u>	<u>1,634,325</u>	<u>2,644,715</u>	<u>2,191,960</u>

Expenditure on charitable activities is analysed as follows:

	Tenancy Protection Service €	Advice & Advocacy Services €	Access Housing Unit €	Policy & Research Activities €	Housing Activity €	Total €
Salaries	726,199	360,678	130,969	68,883	64,299	1,351,028
DSP CES salaries and costs	-	147,114	-	-	-	147,114
Other HR	31,579	11,013	3,925	1,885	2,211	50,613
Rent, rates, light, heat & insurance	25,139	8,739	2,288	882	1,430	38,478
Travel expenses	5,606	5,168	7,290	3,549	2,184	23,797
Printing, postage and stationery	11,436	7,195	674	898	290	20,493
Telephone	65,548	17,049	2,057	1,039	236	85,929
Computer software and maintenance	19,205	17,730	1,866	895	337	40,033
Depreciation	30,096	42,765	3,937	2,536	25,213	104,547
Research and conferences	-	-	-	1,439	-	1,439
Maintenance	31,845	22,758	2,791	4,577	7,002	68,973
Education	4,725	4,743	478	739	341	11,026
Information leaflets and videos	2,394	8,315	-	5,554	-	16,263
Professional fees	-	-	-	-	7,987	7,987
Other costs	6,683	5,093	1,041	1,058	760	14,635
Loan interest	-	-	-	-	3,127	3,127
Support costs	90,419	52,091	16,881	55,502	16,679	231,572
	<u>1,050,874</u>	<u>710,451</u>	<u>174,197</u>	<u>149,436</u>	<u>132,096</u>	<u>2,217,054</u>

Notes forming part of the Financial Statements

6 GOVERNANCE AND SUPPORT COSTS

Analysis of Governance and Support Costs by Activity

Threshold Limited initially identify the costs of its support functions. It then identifies those costs which relate to the governance function. Having identified its governance costs, the remaining support costs together with the governance costs are apportioned between the activities undertaken on the basis of estimated time by the support service.

	Governance €	Finance & HR Costs €	General Office Costs €	Staff Travel & Training €	Total €
Raising funds	5,970	29,381	1,642	765	37,758
Tenancy Protection Service	14,328	70,315	3,941	1,835	90,419
Advice & Advocacy services	8,239	40,531	2,266	1,055	52,091
Access Housing Unit	2,687	13,111	739	344	16,881
Policy & Research activities	8,955	42,937	2,463	1,147	55,502
Housing activity	2,687	12,909	739	344	16,679
	<u>42,866</u>	<u>209,184</u>	<u>11,790</u>	<u>5,490</u>	<u>269,330</u>

7 STATUTORY INFORMATION

	2017 €	2016 €
Net incoming resources for the year is arrived at after charging/(crediting):		
Directors' remuneration	-	-
Auditors' remuneration	6,200	6,200
Depreciation of tangible fixed assets	109,085	94,066
Operating leases - equipment	2,317	1,323
Deposit interest	(701)	(635)
Loan interest	3,127	-
Bank interest and charges	<u>3,568</u>	<u>3,843</u>

8 DIRECTORS' REMUNERATION AND BENEFICIAL INTEREST

As a registered charity and in accordance with its Constitution, directors are not entitled to any remuneration for acting as a member of the Board. None of the directors received any remuneration during the year. Travel and accommodation expenses incurred by the company on behalf of all of the directors in carrying out their duties during the year totalled €15,175 (2016: €14,845).

None of the directors had any personal interest in any contract or transaction entered into by the company during the year. Also, none of the directors or secretary hold any beneficial interest in the company.

Notes forming part of the Financial Statements

9 EMPLOYEE INFORMATION

a) Average Number of employees	2017	2016
Charitable activities service delivery	42	41
Raising funds and support services	7	6
	<u>49</u>	<u>47</u>
b) Total staff costs	2017	2016
	€	€
Wages and salaries	1,634,490	1,375,560
Social welfare costs	161,487	133,499
Pension contributions	49,698	46,414
Other staff costs	45,527	-
	<u>1,891,202</u>	<u>1,555,473</u>
c) Senior staff remuneration	2017	2016
The number of staff earning salaries over €70,000 is:		
Band €70,000 to €79,999	-	-
Band €80,000 to €89,999	1	1
Band €90,000 and greater	-	-
	<u>1</u>	<u>1</u>
d) Key management remuneration	2017	2016
	€	€
Salaries	<u>390,418</u>	<u>367,078</u>

The remuneration committee has the responsibility for the approval of all elements of pay and conditions for staff. CEO, John-Mark McCafferty, received a salary €80,205 in 2017. John-Mark is a member of the organisation's pension scheme, which is an opt-in scheme, to which the charity contributes 4.5% of gross salary.

Notes forming part of the Financial Statements

10 TANGIBLE FIXED ASSETS

	Fixtures, Fittings and Computers	Leasehold Improvements	Housing Buildings	Office Buildings	Total
	€	€	€	€	€
Cost					
01 January 2017	206,683	204,723	1,015,000	1,520,703	2,947,109
Additions	62,630	-	334,473	7,385	404,488
Disposals	(18,552)	-	-	-	(18,552)
31 December 2017	<u>250,761</u>	<u>204,723</u>	<u>1,349,473</u>	<u>1,528,088</u>	<u>3,333,045</u>
Accumulated Depreciation					
01 January 2017	171,765	66,833	60,900	750,204	1,049,702
Charge	34,308	20,169	24,046	30,562	109,085
On disposals	(18,552)	-	-	-	(18,552)
31 December 2017	<u>187,521</u>	<u>87,002</u>	<u>84,946</u>	<u>780,766</u>	<u>1,140,235</u>
Net Book Amount					
31 December 2017	<u><u>63,240</u></u>	<u><u>117,721</u></u>	<u><u>1,264,527</u></u>	<u><u>747,322</u></u>	<u><u>2,192,810</u></u>
31 December 2016	<u><u>34,918</u></u>	<u><u>137,890</u></u>	<u><u>954,100</u></u>	<u><u>770,499</u></u>	<u><u>1,897,407</u></u>

All tangible fixed assets are held by the company for use in meeting its charitable objectives.

The directors accepted an independent professional valuation on the Gilabbey Court buildings of €1,015,000 on 08 March 2010. The original cost of the property was €226,767. The valuation was carried out by Sherry FitzGerald. The charity has elected to treat the carrying amount of Gilabbey Court buildings at 1 January 2014 as deemed cost on transition to FRS 102.

11 DEBTORS

	2017	2016
	€	€
Amounts falling due within one year:		
Department of Social Protection grants receivable	-	6,000
Other grants receivable	-	38,393
Prepayments and accrued income	14,580	17,775
	<u>14,580</u>	<u>62,168</u>

Notes forming part of the Financial Statements

12 CREDITORS (AMOUNTS FALLING DUE WITHIN ONE YEAR)	2017	2016
	€	€
Creditors and accruals	88,028	74,742
Loan from Clann Credo Company Limited By Guarantee	8,098	-
Deferred income	27,188	41,601
Payroll taxes	35,762	28,253
	<u>159,076</u>	<u>144,596</u>

Creditors include suppliers who claim to hold reservation of title clauses pending receipt of payment in full for the goods.

Threshold Limited was awarded a grant of up to €251,799 by Pobal under its Scheme to Support National Organisations in the Voluntary Sector 2016-2019 sponsored by the Department of the Environment, Community and Local Government in 2016. Funding is towards the costs of a policy and legal officer to facilitate the undertaking and publishing of primary research, position papers, media campaigns etc. during the period 01 July 2016 to 30 June 2019.

13 CREDITORS (AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR)	2017	2016
	€	€
Capital Advanced Leasing Facility (CALF)	56,100	-
Loan from Clann Credo Company Limited By Guarantee	229,139	-
	<u>285,239</u>	<u>-</u>

14 DETAILS OF BORROWINGS

Maturity Analysis	Repayable within one year	Repayable between one and two years	Repayable between two and five years	Repayable after five years	Total
	€	€	€	€	€
<u>Repayable other than by instalments</u>					
Capital Advanced Leasing Facility (CALF)	-	-	-	56,100	56,100
<u>Repayable by instalments</u>					
Loan from Clann Credo Company Limited By Guarantee	8,098	8,098	24,294	196,747	237,237
	<u>8,098</u>	<u>8,098</u>	<u>24,294</u>	<u>252,847</u>	<u>293,337</u>

Loans advanced under Capital Advanced Leasing Facility (CALF) are repayable at the end of the approved twenty year period. Interest is payable on the principal amount only at 2% per annum at the end of the twenty year period.

The loan from Clann Credo Company Limited By Guarantee is secured by a charge on specific housing properties. Interest and capital repayments are required to be made in respect of this loan in accordance with the loan agreement.

Notes forming part of the Financial Statements

15 FUNDS	Balance at 01/01/2017 €	Incoming Resources €	Resources Expended €	Fund Transfers €	Balance at 31/12/2017 €
<u>Unrestricted Funds</u>					
General	1,007,269	1,316,041	(841,251)	(447,594)	1,034,465
Designated property asset	1,897,407	-	(109,085)	404,488	2,192,810
Designated building maintenance	52,000	-	-	7,792	59,792
Designated kit-out	54	-	(54)	-	-
Designated pledge donor campaign	60,000	-	(60,000)	-	-
Total unrestricted funds	3,016,730	1,316,041	(1,010,390)	(35,314)	3,287,067
<u>Restricted Funds</u>					
Loreto Foundation Fund	-	5,000	-	(5,000)	-
ESB Energy for Generations Fund	-	7,500	-	(6,330)	1,170
Tenancy Protection Service	-	1,065,843	(1,050,874)	(14,969)	-
Access Housing Service	-	167,165	(174,197)	7,032	-
Advice Service	-	112,704	(112,704)	-	-
Department of Social Protection - CE Scheme	(11,315)	138,032	(147,114)	3,730	(16,667)
Pobal Scheme to Support - National Organisations	8,546	87,621	(149,436)	50,851	(2,418)
Total restricted funds	(2,769)	1,583,865	(1,634,325)	35,314	(17,915)
Total funds	3,013,961	2,899,906	(2,644,715)	-	3,269,152

Description, nature and purposes of the funds:

- **Unrestricted General Fund**
This represents the free funds of the charity which are not designated for any particular purpose.
- **Unrestricted Designated Property Asset Fund**
Designated property asset fund is the value of unrestricted funds represented by the tangible fixed assets owned and used by the charity on an on-going basis for its activities.
- **Unrestricted Designated Building Maintenance Fund**
The charity has a building maintenance fund to meet the planned maintenance programme to maintain the properties to the highest standards.
- **Restricted Loreto Foundation Fund**
This fund relates to monies donated by Loreto Foundation fund for the ongoing costs of homeless prevention frontline services.
- **Restricted ESB Energy for Generations Fund**
This fund relates to monies donated by ESB Energy for Generations fund for the refurbishment of client, reception and waiting areas.
- **Restricted Department of Social Protection CE Scheme Fund**
This relates to funding received from Department of Social Protection for the provision of the Community Employment scheme.

Notes forming part of the Financial Statements

15 FUNDS (Continued)

- **Restricted Pobal Scheme to Support National Organisations Fund**

This relates to funding received from Pobal for the costs of a policy and legal officer to facilitate the undertaking and publishing of primary research, media campaigns etc. during the period 1 July 2016 to 30 June 2019.

Analysis of Net Assets Between Funds is as follows:

	General Fund €	Designated Funds €	Restricted Funds €	Total Funds 2017 €
Tangible fixed assets	-	2,192,810	-	2,192,810
Debtors	7,145	7,435	-	14,580
Cash at bank and in hand	1,178,298	345,694	(17,915)	1,506,077
Creditors (amounts falling due within one year)	(150,978)	(8,098)	-	(159,076)
Creditors (amounts falling due after one year)	-	(285,239)	-	(285,239)
Total	<u>1,034,465</u>	<u>2,252,602</u>	<u>(17,915)</u>	<u>3,269,152</u>

16 PROPERTY RENTAL COMMITMENTS

Property rental commitments are as follows:

	€
Within one year	13,000
Between two and five years	52,000
After more than five years	<u>65,000</u>
	<u>130,000</u>

17 CAPITAL COMMITMENT

Threshold have authorised the purchase of a property in Cork city at a cost of €145,000.

18 APB ETHICAL STANDARDS - PROVISIONS AVAILABLE TO SMALL ENTITIES

As a small entity under the provisions of the APB in relation to Ethical Standards we engage our auditors to provide accounts preparation.