



Working in Partnership



COLLABORATION



STRENGTH



Our Mission

To provide good quality, secure homes that people can afford



Our Vision

Investing in people and places by providing more homes and choice



About Tuath

Tuath is one of Ireland's largest Approved Housing Bodies, with over 10,000 homes in management across Ireland, catering for the housing needs of some 27,000 people.

For more than 20 years, Tuath has been continuously recognised as a high-performing and effective social business at the forefront of the delivery of social and affordable homes in Ireland.

We are a key strategic partner for the public and private sectors, helping to deliver high-quality homes while offering first-class services to residents. We strive to collaborate and innovate with all our partners, developers, local authorities, and statutory bodies, to ensure that we realise the full potential of housing provision in Ireland.

We see investment in social and affordable housing as an investment in infrastructure, an investment for future generations and an important driver of economic activity.



We provide



Expertise

Award-winning Housing Management, Development and Property Services teams. Experts in the provision of high-quality homes and customer service delivery.



Experience

An experienced senior management team leading a team of 170 highly skilled staff, guided by a committed and expert Board of Directors.



Professionalism

Prompt, accurate and transparent services backed with robust financial management, comprehensive health & safety procedures, and human resource management.



First-Class Service

Expert and focused solutions rooted in deep sector knowledge, we use business intelligence and technology to tackle challenges.



Innovation

Investing in a digital future to streamline costs, increase operational efficiencies and improve the tenant experience.



Sustainability

Committed to a sustainable future, ensuring it is at the centre of everything we do as we continue to create thriving communities.



Company Overview



€1.48bn

Assets – Housing, Land
& Buildings



€422m

Investment in Delivering
New Homes 2022



180+

Staff



5

Offices Nationwide



10,600

Homes



90%

Tenant Satisfaction Rate



Over

1,600

Avg. Number of homes
delivered in each of last
three years (2019 – 2021)



€102m

Income 2022



27,000

Tenants



€818m

Spend on Delivering New
Homes Last Three Years



3,600

Homes currently on site

Figures as of June 2023

Powerful Partnerships

Working in partnership is fundamental to Tuath providing more safe, secure, affordable homes in vibrant communities.

Tuath works collaboratively with every local authority in Ireland and more than 60 development partners and contractors, providing homes in both urban and rural locations, creating communities where people want to live.

As one of our seven strategic goals – ‘working in partnership / delivering more homes and tenures’ – our aim is to build 6,000 high-quality social and affordable homes over the course of our Strategic Plan 2021-2025. Effective collaborative working requires a shared value base; social housing is a business, and while sustainability dictates that basic economic principles have to be secured, it is nonetheless vital that the interests of those who use our services are paramount.



Partner of Choice

- ✓ Proven track record working with both public and private sector partners.
- ✓ Bespoke solutions. No ‘one size fits all’ approach to delivery.
- ✓ Experience in joint ventures, sharing both risk and reward.
- ✓ A highly skilled and professional team.
- ✓ Committed to creating vibrant communities.
- ✓ Flexible and transparent.

Building Sustainable Partnerships

New Build Development Agreement

We have many strong relationships with trusted developers who we work with on a national, regional and local basis. The majority of these homes are delivered using a mix of either Capital Advance Leasing Facility (CALF) Capital Assistance Scheme (CAS) funding and private loan finance from the Housing Finance Agency (HFA).



- 1 Bishop's Avenue, Cork City
86 homes
Developers: Citidwell
- 2 Mount Eagle Square, Sandyford
32 homes
Developers: Belgrove Homes
- 3 Hawkin's Wood, Wicklow
174 homes
Developers: Cairn Homes PLC
- 4 Sraith Fhada, Galway
14 Homes
Developers: Peppard Investments



Building Sustainable Partnerships

Public Private Partnership

Tuath, as part of the TORC Housing international partnership, provide tenancy management services to 465 homes across six counties – Cork, Kildare, Clare, Galway, Waterford, and Roscommon.



- 1 Slievekeale, Waterford
- 2 Ballyburke, Galway
- 3 Shannon, Clare
- 4 The Walk, Roscommon



Collaboration & Diversification



Woodside, Stepaside

This award-winning 155-home Social and Cost Rental development contains Ireland's first purpose-built cost rental homes, delivered in partnership with Respond Housing and Dún Laoghaire-Rathdown County Council.



Kilcarbery, Clondalkin



Parklands, Citywest



Cooleven, Clondalkin

83 Homes

Developer:

Grandbrind Ltd

Funding:

AIB Social Investment Fund and Capital Advanced Leasing Facility (CALF)

Local Authority:

South Dublin County Council

Sundial House, James's Street – Homeless Hostel

Partners:

Depaul Ireland

Funding:

Capital Assistance Scheme (CAS)

Local Authority:

Dublin City Council



Collaboration & Diversification

Tallaght Cross, Tallaght

Emergency Accommodation:
Homelessness

Partners:
Focus Ireland

Local Authority:
South Dublin County Council



Abbot Court, Cualanor, Dun Laoghaire

124 homes

Partnership:
NAMA - National Asset Residential
Property Services (NARPS)

Developer:
Cosgrave Developments

Local Authority:
Dun Laoghaire Rathdown County Council



Hanover Quay, Dublin Docklands

57 homes

Partners: Dublin Housing Trust

Local Authority: Dublin City Council



Arus Mhuire, Blackrock, Cork City

Age friendly housing / 'Rightsizing' scheme

Developer: Clancy & Lyonshall Ltd

Local Authority: Cork City Council

Delivery Diversification through Partnership

Office to Residential Conversion

Park West Plaza, Dublin West. Dublin

Developer/Contractor: Harcourt Developments

Local Authority: Dublin City Council

Funding Method: Capital Advanced Leasing Facility (CALF) / Capital Assistance Scheme (CAS) / AIB Social Investment Fund (Private Finance)



Tuath Direct Build

Killane Court, Edenderry. Co. Offaly

Developer/Contractor: Coolsivna construction

Local Authority: Offaly County Council

Funding Method: Capital Advanced Leasing Facility (CALF) & Private Finance (HFA)



Modular Construction

Ravensdale, Kimmage. Dublin

Developer/Contractor/Manufacturer: Framespace Solutions

Local Authority: Dublin City Council

Funding Method: Capital Advanced Leasing Facility (CALF) & Private Finance (HFA)



Design & Build

St. Dominics, Montenotte. Cork City

Developer/Contractor: Murnane O'Shea (MOS)

Local Authority: Cork City Council

Funding Method: Capital Advanced Leasing Facility (CALF) & Private Finance (HFA)



Social Housing Management Agreement

Davitt Lock, Galtymore Road. Dublin

Developer/Contractor: Brian M Durkan & Co Ltd

Local Authority: Dublin City Council



Delivery Diversification through Partnership

Office to Residential Conversion

Springville House, Blackrock. Cork City

Developer/Contractor: MMD Construction

Local Authority: Cork City Council

Funding Method: Capital Advanced Leasing Facility (CALF) & Private Finance (HFA)



Historic Refurbishment

Ellis Court, Benburb Street

Developer/Contractor: Principal Construction

Funding: Capital Assistance Scheme (CAS)

Local Authority: Dublin City Council



Modular Construction

Castleguard Manor, Ardee. Co. Louth

Developer/Contractor: MHI (Modular Homes Ireland)

Local Authority: Louth County Council

Funding Method: Capital Advanced Leasing Facility (CALF) & Private Finance (HFA)



Design & Build

Kickham Street, Carrick-On-Suir. Co. Tipperary

Developer/Contractor: JSF

Local Authority: Tipperary County Council

Funding Method: Capital Advanced Leasing Facility (CALF) & Private Finance (HFA)



Social Housing Management Agreement

fFrenchmullen House, Charlemont Street. Dublin

Developer: McGarrell Reilly Construction Group

Local Authority: Dublin City Council

Project Type: Regeneration



Sustainability



People

Enabling and encouraging sustainable living, working and travel practices among our customers and our colleagues.



Property

Improving the environmental performance of new homes, existing homes, communities, and our offices.



Partners

Working with our contractors and external partners such as Local Authorities and the Sustainable Energy Authority of Ireland to achieve wider sustainability goals together.

Tuath received grant assistance from the Sustainable Energy Authority Ireland (SEAI) to prepare an Energy Master Plan, which will set out a 3-year programme of works to improve the energy efficiency of our stock. Our overall objective is to upgrade all Tuath buildings to a minimum B2 energy rating standard.



Pappan Grove, Santry, Dublin Cosgrave Developments

Tuath Manages 35 of Ireland's first NZEB (Nearly Zero Energy Building Standard) social housing apartments.

Financial Security

We maintain financial strength and sustainability to support ongoing investment in enhanced customer services and in the quality of our existing stock, while at the same time improving efficiencies to provide a platform for ongoing growth.

Financial Risk Management

- ✔ Monitoring key internal financial indicators.
- ✔ Managing and mitigating risks related to the affordable housing business.
- ✔ Using medium and long-term rolling financial forecasts to protect against adverse performance trends and market movements.
- ✔ Striving to maintain a diversified loan portfolio to provide investment capacity and flexibility at a competitive cost.

We provide value for money that translates into an efficient service that satisfies tenants, secures the best value, and creates social value.

Funding, Income, and Investment

- ✔ We continuously explore new funding models but not at the cost of negatively affecting our viability as a social business.
- ✔ Financial provision is made within annual budgets for costs of asset management, maintenance, upgrading and 'greening' of our housing stock.
- ✔ Our primary revenue streams are payment and availability funding (P&A) and rent payments.
- ✔ Surpluses generated are invested in our homes, providing a great service, and securing our business.
- ✔ This income grows with the increase in the number of new homes and by maintaining high occupancy rates and very low levels of rent arrears.

Exemplary Governance & Standards of Regulatory Compliance

Tuath is led by a highly skilled professional Board who are committed to driving the organisation to achieve its strategic goals. We have a strong governance structure and Board skills to meet the needs of both our current areas of operation and Tuath's future business development.

We are committed to a process to continually improve governance and oversight within Tuath to meet and maintain the highest regulatory standards established by the new statutory Regulatory Authority.

Senior Management Team

Sean O'Connor

Chief Executive



Bronagh D'Arcy

Deputy CEO



Alison O'Gorman

Director of Housing
Services



Martin Loughran

Director of New Business
& Property Development



Neil Anderson

Director of Finance



Orla Cleary

Director of Corporate
Services



Nick Sheward

Director of Building
Investment & Property
Services



Kate Joyce

Head of Sustainability
& Strategic Projects



Louise Thompson

Head of Housing &
Communities



Fiachra McKernan

Head of Housing
Operations



Stephen Willoughby

Head of Property
Services



Ronald Maher

Head of IT



Dan O'Riordan

Head of Finance



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Tuath Housing Association is a company limited
by guarantee and registered in Dublin, Ireland.

Registration No.: 326944

Charity Number: CHY 14356

CRA Number: 20046613

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Allied Irish Banks, 52 Baggot Street, Dublin 4
Housing Finance Agency, 46 St Stephen's Green, Dublin