



Residents' Magazine

SPRING | ISSUE 18

Hello 
Spring

**Meet the new
teams at Tuath**

Community Safety,
Sustainment, Specialist
Housing and more...

PG 02

**More than a
Photograph**

The Legacy
Portrait Project

PG 05

Kid's Page

Fun activities,
Jokes & a
competition

PG 06




Tuath
Housing

Welcome



Welcome to Your Tuath Residents' Magazine – Spring Edition 2026!

Dear Resident,

As the days grow brighter and spring begins to unfold across our communities, I'm delighted to share the latest edition of the Tuath Residents' Magazine with you.

My name is Niall Duffy, and I am pleased to introduce myself as the new Head of Income and Commercial Services at Tuath Housing. It is a privilege to take on this role, and I look forward to working closely with residents and colleagues as we continue strengthening the services and supports available across our communities.

This Spring edition forms part of our new quarterly magazine format and has been developed in partnership with our resident editorial panel. It reflects our continued commitment to listening to residents, sharing information openly, and keeping you informed about the work taking place across Tuath.

At Tuath Housing, our mission is clear: to provide high-quality homes, support strong communities, and deliver resident-centred services that help people to live well. Over the past year, we have reshaped our organisation to better reflect this mission. A recent restructure introduced more specialised teams, each focused on delivering professional, responsive, and compassionate support in their area of expertise.

In this edition, we introduce these new teams and outline how they work together to support tenancy stability, community safety, and resident wellbeing. By strengthening specialist expertise across key areas, we are enhancing our ability to provide the right support, at the right time.

Spring is a season of renewal and fresh beginnings. As a community, we continue to grow, adapt, and work together to create safe, welcoming neighbourhoods where everyone can thrive.

Thank you for being such an important part of the Tuath community. I hope you enjoy this edition.

Warm regards,

Niall Duffy,
Head of Income and Commercial Services
Tuath Housing



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Our Residents' Magazine is now available in braille

We're delighted to share that our Residents' Magazine is now available in braille, ensuring more residents can enjoy the stories, updates, and useful information we share in each edition.

If you or someone you know would like to receive the magazine in Braille, we're here to help - simply email us or give us a call, and we'll arrange a copy.

Email: customerservice@tuathhousing.ie

Phone: 1800 852 751

Meet the Teams Supporting Your Tenancy and Community

Following the introduction of our new specialist structure, we are pleased to formally introduce the teams working within the Income and Commercial Services Directorate.

By bringing related functions together within one directorate, Tuath has strengthened accountability, coordination, and specialist expertise. Each team focuses on a key area of service delivery - ensuring that when issues arise, they are handled by the right team, with clear leadership, proportionate response, and resident wellbeing at the centre of decision-making.



Tenancy Sustainment Team

The Tenancy Sustainment Team works with households experiencing circumstances that may place a tenancy at risk. Support may include:

- Financial pressures or budgeting concerns
- Personal or family challenges
- Referral to specialist services
- Coordinated, multi-agency support where required

The emphasis is on early intervention, practical solutions, and tailored support - helping residents maintain secure, sustainable tenancies.

Community Safety Team

The Community Safety Team manages serious and complex antisocial behaviour cases. They provide:

- Specialist case management
- Close collaboration with Housing Officers
- Partnership working with An Garda Síochána and external agencies
- Clear and proportionate communication throughout investigations

A Community Safety Panel launching in 2026 will provide residents with a direct and structured voice in shaping community safety priorities across Tuath.

Income Collection & Operations Team

The Income Collection and Recovery Team manages rent accounts and income protection, ensuring clarity, consistency, and professional oversight.

Their role includes:

- Clear and timely communication
- Early engagement where arrears arise
- Fair and consistent account management
- Structured repayment planning where appropriate

Early contact is encouraged if circumstances change, allowing issues to be addressed proactively.

RTB and Tenancy Dispute Resolution Team

This team provides expert guidance on all matters relating to the Residential Tenancies Board, supporting clarity, fairness, and compliance at every stage.

Specialist Housing Team

The Specialist Housing Team leads on complex and strategic housing initiatives, including Cost Rental and PPP projects, ensuring Tuath continues to evolve and respond responsibly to emerging housing needs.

Your Home



An Taisce



Moving into our forever home with Tuath Housing

We were so excited when September 28th came. That was the day I received the keys and myself, and my two girls moved into our forever home. A house we could call our own, a home for life. It felt like a long time coming, but here we were, in a beautiful new estate, with 14 brand new, A rated homes. Ours was a three bedroom. My two girls, aged 14 and 11 had plenty of friends to play with. The doorbell constantly ringing and invites to come out and play.

It seemed like no time ago that I had received the dreaded 252-day notice from my landlord, that the house I was renting, directly across from my parents, was going up for sale. I had no idea where we would go or what we would do. My girls were used to living between two homes – our house and my parents' home. It was such a stressful time.

And then, we got the call from Tuath. Life changed overnight. That constant feeling of living on your nerves – it just disappeared in a blink. Here we were, in our new home! The back garden is great. I finally got a shed put in last week. I've also recently started a course in IT, literally 10 minutes' walk from our door. And the air-to-water heating system, it's fantastic - I really don't miss cleaning out an open fire!

If like me you are a new resident, I just want to wish you all the very best. I hope you are getting as much enjoyment and peace of mind out of your home, as I am. A home for life – it's really life changing. I feel so lucky and so grateful. **Lyndsey, Ennis, Co. Clare**



Join the National Spring Clean This April

April is National Spring Clean month, Ireland's largest and most successful anti litter campaign, organised by An Taisce. It is a great opportunity for residents to come together, take pride in their estate and make a real difference in their community.

Even a small group of neighbours can have a big impact. Whether you organise a clean-up for an hour or a full morning, every effort helps create a cleaner, safer and more welcoming place to live.

How to Take Part

Getting involved is very straightforward. Choose a date during April to hold a clean-up in your local area and register your event with An Taisce.

Once registered, you will receive a Clean-Up Kit containing valuable guidance on how to run a successful event, a poster to help advertise it, ideas to make your clean-up stand out, and plenty of practical resources. The pack includes plastic bags for collecting litter and recyclable materials, colour-coded bags to encourage recycling, tabards to protect your clothing, and gloves to keep your hands safe and clean.

After confirming your date, contact your Local Authority's Environmental Officer. Your local council will arrange the free collection and disposal of the rubbish gathered.

To register and find out more, visit nationalspringclean.org and click on the 'Sign Up' section. You can also register by emailing ecullen@eeu.antaisce.org or writing to National Spring Clean, Environmental Education Unit, An Taisce, 5 Foster Place, Temple Bar, Dublin 2.

Let's work together this April to keep our communities clean and litter free!



Community News



Heartbeat Heroes

Tuath Housing's Customer Engagement Team has successfully delivered the Heartbeat Heroes Project 2025 - a nationwide initiative bringing life-saving defibrillators and CPR training directly into our communities.

Defibrillators were installed in 10 Tuath housing schemes across Ireland, helping to strengthen community safety. Each installation was marked with a local event where residents learned how the device works and took part in practical CPR and AED training.

More than 100 residents completed hands-on training, many for the first time. A national survey of 233 residents highlighted the project's impact, with 88 percent saying they feel safer knowing a defibrillator is available in their community, and 68 percent expressing interest in attending training.

Beyond emergency preparedness, Heartbeat Heroes has helped strengthen community connections. Residents reported increased confidence, reduced anxiety about medical emergencies, and a greater sense of neighbourly support. Defibrillators have become visible symbols of safety, solidarity, and shared responsibility within schemes.

Participating communities included schemes in Dublin, Cork, Meath, Monaghan, Kildare and Lusk, reflecting Tuath's nationwide commitment to resident wellbeing.

Plans are already in place to expand the initiative in 2026, with additional schemes and refresher training sessions.

Thank you to all residents and partners who helped make this project such a success.



Tuath Celebrates Success at National Awards

Tuath Housing is celebrating national recognition for its work in supporting residents and building strong, inclusive communities.

At the Business Post Property Awards 2026, the Tuath Foundation was awarded *Corporate Social Responsibility Initiative Project of the Year*. This award recognises meaningful social impact and community-focused initiatives within the property sector.

The judges identified the Tuath Foundation as a clear standout, noting its impact in going beyond the provision of housing to support residents through education, opportunity and community development. The initiative was recognised for its strong commitment to social inclusion, equality of opportunity and long-term positive impact.

At the All-Ireland Housing Awards 2026, Tuath was also recognised among a highly competitive field of entries. We were especially pleased to see Whitehaven awarded *Striving for Sustainability*. Delivered in partnership with Cairn and Fingal County Council, Whitehaven is one of

Ireland's first Passivhaus social housing developments, prioritising comfort and energy efficiency for residents.

We were also proud to see Lorrena shortlisted in the Housing Hero category, recognising tenants who make an exceptional contribution to their communities.

Tuath's work has also been recognised at the Irish Construction Excellence Awards 2026, with developments shortlisted including:

- Clai Mór, Ballybrit, Co. Galway
- Carrigmore Woods, Citywest, Dublin

These achievements reflect the collective efforts of residents, staff and partners working together to deliver high-quality, sustainable homes and thriving communities across Ireland.



Community News **continued**



More Than a Photograph

In 2025, Tuath Housing introduced the Legacy Portrait Photography Project across its Age Friendly schemes, offering residents an opportunity to take part in something a little different.

At Árus Mhuire, a temporarily vacant property was transformed into a simple photo studio. Residents attended pre-booked sessions, some taking part individually, while others were joined by partners, family members or even pets. There was also the option to include personal items, such as photographs or keepsakes.

Following the sessions, each household received access to a personalised online gallery to view their images and select a favourite. Tuath then arranged for each portrait to be professionally printed, mounted and framed.



At its core, the project focused on creating something tangible - a high-quality portrait that could be displayed in the home, shared with family, and kept for years to come. In contrast to digital photos, these portraits offer something lasting that can be passed on to future generations.

Earlier this year, the finished portraits were delivered to residents by the Customer Engagement team. Many are now proudly displayed in homes, with residents noting how much their children and extended family appreciated receiving copies.

Following its success at Árus Mhuire, the initiative was extended to the Kilhedge Age Friendly Scheme, where it was equally well received. As one resident shared, *"It was a lovely moment with my daughter - we will treasure the photo."*



Resident Spotlight: Mildred's Journey to Becoming an Accountant

Mildred, a Cost Rental resident based in Dublin 24, is currently working as an assistant accountant while studying towards her ACCA (Association of Chartered Certified Accountants) qualification.

Her journey back into education was made possible through the Tuath Foundation Education Bursary, which she received in 2025.

Before applying, Mildred had been considering going back to study, but found that the rising cost of living in Ireland and everyday expenses were holding her back.

"The Bursary really made the decision possible... it eased the financial pressure for me."

Since receiving support, Mildred has been able to focus on her studies while continuing to grow in her role. The knowledge she is gaining through her ACCA courses is already having a positive impact in her work.

"The things that I learned from the ACCA courses really apply to my work....After getting my ACCA qualification, I want to move into a senior finance role, and take on more responsibilities and explore more opportunities."

For Mildred, the bursary has been about more than financial support – it has opened doors and created new possibilities.

"I would absolutely recommend it. The bursary doesn't just ease financial pressure, it creates opportunities. It allows you to focus, gives you more flexibility, and moves forward with confidence."

Reflecting on her experience, she added:

"I'm so grateful for this opportunity for this Bursary. It really changed my life, I would say, not just academically, but also professionally."

Mildred's story is a powerful example of how the Tuath Foundation Education Bursary is supporting residents to invest in their future and achieve their goals.

The 2026 Round 2 of the Education Bursary will open for applications on 30 June. Applications can be made through the Tuath website.

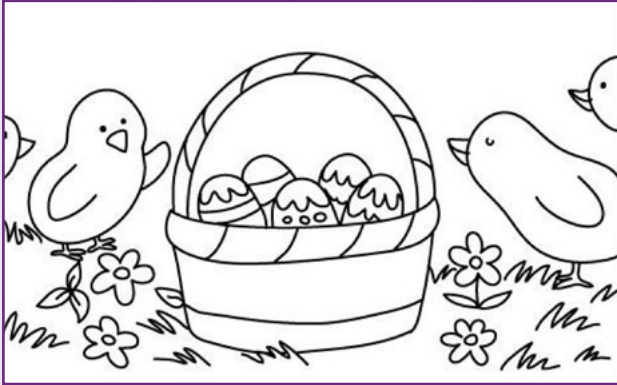


Children's Corner

This page was proudly created by the
Finglas Youth Resource Centre Boys
Youth Club



Find 5 differences between the two images



Colouring Corner

Design the best Easter egg
and send your entry to
getinvolved@tuathhousing.ie
Please include your name,
age and address.

Winners will receive a
€50 Smyths Voucher
and feature on our social media.

Easter Treat

Ingredients

Nests

- 1 200 g milk chocolate (finely chopped)
- 200 g dark chocolate (finely chopped)
- 100 g unsalted butter
- 100 g golden syrup
- 6-8 Shredded Wheat (full-size)

Topping

- 100-200g Easter chocolates

Instructions

- Crush your Shredded Wheat into a large bowl. Leave to the side!
- Add your butter and golden syrup to a pan, and heat gently whilst stirring occasionally until all the butter has melted.
- Take off the heat, and add in the finely chopped chocolates. Stir until the chocolate has melted into the syrup/butter mix.
- Pour over the Shredded Wheat and mix until combined!
- Using spoons, or a cookie/ice cream scoop - scoop onto a lined tray.
- Add on your eggs, I did three per nest, and set in the fridge until solid!
- Enjoy!



Eggcelent jokes

Joke 1: Why shouldn't you tell an Easter egg a joke?

Answer: They might crack up!

Joke 2: What day does an Easter egg hate the most?

Answer: Fry-day!

*Winners will be announced on our social media channels – don't forget to follow us for updates!

Have Your Say!

Scan QR code



Have your say on the Residents Magazine – and Win!

We're inviting all residents to take a few minutes to share their thoughts on the Tuath Residents Magazine. Your feedback helps shape future editions - what we include, how it's presented, and how useful it is for you and your community.

The survey is short and easy to complete, covering everything from your favourite sections to ideas for new content.

As a thank you, residents who choose to provide their contact details will be entered into a draw to win a €100 shopping voucher. Prefer to stay anonymous? That's absolutely fine too - you can skip the contact section and still take part.

To complete the survey, simply scan the QR code or click the link:

<https://forms.office.com/e/9EzS7cWj2J>



Tenant Satisfaction Results – Quarter 4, 2025

Tuath has implemented a quarterly tenant satisfaction survey carried out by an impartial third party which seeks to identify satisfaction levels associated with your home, your neighbourhood, Tuath's repairs service, communications, and tenant engagement. Thank you to everyone who took part in the survey.



TUATH HOUSING ASSOCIATION

Changing Housing for the Better

Need help or have a question?

We're here for you. Get in touch:

Freephone: 1800 852 751

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