

# Annual Review 2005



*quality housing and support*

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# Chairman & Secretary's Report

Oaklee Housing Association Board visit



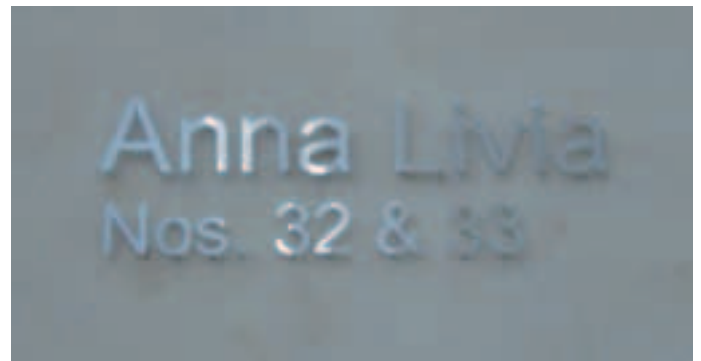
The dream at Oaklee of creating social housing to meet all types of need throughout Ireland became a reality for us this past year, when the Trust handed over three schemes and created well over 200 new tenancies.

The scheme at Kilmacrennan was the first to be allocated, and in naming it Abbey Village at the official opening by Mr Jim McGettigan, we were able to celebrate the historic link to the great Columcille's place of study nearby. The scheme meets many types of need, and marks a major step in providing quality supported housing in the community in partnership with the Health Service Executive. Having this integrated with family, singles and elderly accommodation makes for a very positive community environment, set in the midst of the beautiful Donegal landscape.

In Celbridge in Kildare we opened a major sheltered housing initiative for over 40 older active tenants, managed by a scheme co-ordinator who supports their independent quality of life. This is also a flagship for housing in village life, and encouraging the use of the common room not only by residents but also to welcome those from the local community. We look forward to providing many more such schemes in the future both on this scale, and with many successful communal features.



Office, James's Street, Dublin



**Ian Elliott, Chief Executive, John Murtagh, Tenant and Pamela Farrell, Scheme Co-ordinator**



Finally, at James's Street in Dublin we not only opened 90 flats but also created our brand new offices. The scheme also features a partnership with Focus Ireland, which again signifies a way forward in our voluntary movement, in working together and learning from each other. Young family households and people from a wide range of age groups and backgrounds share life in this beautiful scheme.

The staff at Oaklee have created these schemes, allocated and inducted the tenants, and are actively seeking new projects to start in the coming year, and we praise them for their efforts and teamwork. Also, the dedication of the members of the Board of Oaklee Housing Trust who help us shape our strategy for the future, and encourage our endeavours, is very much appreciated. Likewise the support from both central and local Government and the help from the ICSH have made this year one of success and growth, and coming closer to help us realise our dream of quality housing as a basic right for everyone.

Paddy Harte Chairman  
Ian Elliott Secretary



**Board and Staff at Abbey Village opening**



**Board visit to Hawthorn Court**



**Declan Jones, Focus Ireland and Ian Elliot, Chief Executive Signing of Joint Management Agreement**



**Chairman greeting Jim and Martin McGettigan Official opening of Abbey Village**

# Financial Performance

**Paddy Harte, Chairman and Mrs Harte visit tenants at Hawthorn Court**



During the year ended 31 March 2005 the company had a turnover of €56K and made a profit of €23K, as compared to a loss of €16K last year.

The balance sheet for 31 March 2005 shows tangible fixed assets of €39.8M, up from €26.9M last year. This increase is explained by the significant expenditure on the projects in James Street, Kilmacrennan and Celbridge. These projects have now been completed, and tenants moved in during January-March 2005.

These fixed assets have largely been financed by Housing Loans from local authorities, which were at €39.8M, up from €26.1M in the previous year. Funding to meet the company's working capital requirements continues to be provided by Oaklee Housing Association, with the inter-company balance standing at €1.2M.



**Jim McGettigan unveiling plaque at opening of Abbey Village**



**Board Members reading Tenants' Newsletter**



**Staff in attendance at opening of Abbey Village**

# Development and Housing

Hawthorn Court, Celbridge



It has been an eventful year for Oaklee Housing Trust with the completion and handover of three developments at Hawthorn Park, Celbridge, County Kildare, James's Street, Dublin and Abbey Village, Kilmacrennan, County Donegal (199 dwellings) mean that these are the Trust's first operational schemes and as such mark the transition between construction activities and ongoing housing management and maintenance functions.

Strategic marketing of the Trust throughout Ireland has paid dividends, providing increased awareness and access to potential development sites. This strategic focus on the development of relationships with local councils, Health Service Executive, developers and other housing associations and the resultant expansion in housing/development activities is currently managed by a housing manager and a development manager.

Based in the Trust's offices in Dublin and tasked with the management of housing and development of the Trust's current stock and emerging schemes it is currently a very busy time for the new appointees.

Over the years Oaklee has become synonymous with sustainability, diversity and inclusivity, housing different need groups and pioneering a partnering approach

with specialist care providers. The Trust have continued this pioneering approach and recognition of our particular approach to voluntary housing has come from both councils and developers with increased interest in our approach to Part V provision under the Planning & Development Act of 2000 and invitations to work directly with the council on several housing schemes. Our current partners include Focus Ireland, The Health Service Executive, Autism Initiatives and Cheshire Ireland.

Another aspect of the Trust's ongoing development is the utilisation and development of staff expertise. The month of May saw the development department's first consultancy appointment. The Trust has been commissioned to provide project management/development management consultancy services to the Close Care Foundation, a voluntary housing association based in Sligo Town, County Sligo.

These are exciting times for Oaklee Housing Trust, there is a great need throughout Ireland for the delivery of innovative, quality driven voluntary housing. The combination of a clear strategic vision and the expertise of the Trusts staff means that the Trust area well placed to meet those needs, both now and in future years.

## Completed Developments

Location	Type of accommodation	Number of units of accommodation	Cost of Development	Completion Date
Abbey Village Kilmacrennan Co Donegal	Family Special Needs Elderly Apartments Elderly Bungalows	63 + 3 x 6 bedroom group homes	€10,085,601	November 2004
Hawthorn Park Celbridge Co Kildare	Elderly Apartments	44	€5,730,348	March 2005
James's Street Dublin	Family Elderly Apartments	92	€25,443,000	March 2005



Oaklee Housing Trust Limited

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Registered in Ireland