

Company Number: 70660  
Charities Regulatory Authority Number: 20011031

**Threshold**  
**Annual Report and Audited Financial Statements**  
**for the financial year ended 31 December 2023**

**Whelan Dowling & Associates**  
**Chartered Accountants and Statutory Auditors**  
**Block 1, Unit 1 & 4,**  
**Northwood Court**  
**Santry**  
**Dublin 9**

## Threshold

## CONTENTS

	<b>Page</b>
Reference and Administrative Information	3
Chairperson's Statement	4
Chief Executive's Statement	5
Directors' Annual Report	7 - 25
Directors' Responsibilities Statement	26
Independent Auditor's Report	27 - 29
Statement of Financial Activities	30
Balance Sheet	31
Statement of Cash Flows	32
Notes to the Financial Statements	33 - 44

## Threshold REFERENCE AND ADMINISTRATIVE INFORMATION

<b>Directors</b>	Martin Whelan (resigned 19 February 2024) Geoff Byrne Patricia Sheehy Skeffington Brian Murphy Bernard Cronin Liam Reid Sarah Sheridan Elaine McGrath Yvonne Harris Fernanda Camargo
<b>Chairperson</b>	Liam Reid
<b>Company Secretary</b>	Laura Harmon
<b>Chief Executive Officer</b>	John-Mark McCafferty
<b>Charities Regulatory Authority Number</b>	20011031
<b>Company Number</b>	70660
<b>Registered Office and Principal Address</b>	25 Strand Street Great Dublin 1 D01 XP04
<b>Auditors</b>	Whelan Dowling & Associates Chartered Accountants and Statutory Auditors Block 1, Unit 1 & 4, Northwood Court Santry Dublin 9
<b>Bankers</b>	Bank of Ireland 2 College Green Dublin 2 D02 VR66  AIB 66 South Mall Cork T12 Y822  AIB Lynch's Castle 40 Shop Street Galway H91 W400
<b>Solicitors</b>	O'Sullivan O'Dowd Solicitors 1 Blackhall View Blackhall Place Dublin 7 D07 FR59

# **Threshold**

## **CHAIRPERSONS STATEMENT**

for the financial year ended 31 December 2023

With the ongoing housing crisis continuing to impact across Irish society in 2023, Threshold was again at the forefront of the voluntary sector response, playing a vital role in supporting and advocating on behalf of people who rent.

During the year, the board and management of Threshold worked closely to really embed the strategic plan which was finalised the previous year, building the organisation's resilience and ability to adequately meet the complex requirements of tenants in what continues to be an incredibly challenging housing system. Landlords continued to sell their properties in significant numbers in 2023, resulting in high and sustained levels of tenancy terminations. These were occurring in a market with very limited supply and therefore few housing alternatives for families losing their rented home and needing to seek a new home.

This necessitated the in-depth expertise of Threshold advisors to assist and advise renters of their options, their rights and their protections in trying to save their tenancy, improve the conditions of their existing tenancy or in dealing with issues such as rent increases, deposit retention disputes and the physical quality of their home.

This vital advice and home-saving work of our services is underpinned by the objectives of our strategic plan.

The first objective of our plan relates to our homeless prevention impact. In 2023, Threshold worked on 12,204 cases where a household was at risk of homelessness. Of the 5,850 at-risk cases closed, 3,951 households (5,120 adults and 3,709 children) were prevented from entering homeless services. This is a prevention rate of 67%.

Our representation work at the Residential Tenancies Board is part of our effort to prevent homelessness, given that the source of many landlord-tenant disputes has the potential to cause or exacerbate the ending of a tenancy. In 2023, Threshold advisors provided representation for 255 households at the Residential Tenancies Board (RTB) and helped 237 households submit disputes.

Threshold worked collectively with other NGOs and statutory agencies to strengthen efforts to prevent homelessness, including the Citizens Information Centres (CICs), the Dublin Region Homeless Executive (DRHE), local authorities and various homeless fora. Collaborative working is not limited to our services. In 2023 Threshold's advocacy team launched joint research on housing and aging with ALONE entitled 'Double Deficit'. Threshold also participated in a sub-group of the Housing Commission looking at policies related to rental housing, and in the national Homeless Action Committee, chaired by the Minister for Housing.

During 2023 we also worked to evolve and strengthen our organisation, creating new career routes and senior roles for experienced staff, introducing and embedding new reporting systems and processes, while increasing our fundraising and income base.

We also worked to grow our reach across Ireland, with the the purchase of new premises in Limerick city to be operational in 2024, and the refurbishment of our Galway offices.

With our priority on providing excellent services to our clients, we also developed a specific plan of engagement to assess clients' experience of Threshold services. It is intended that the findings will also inform the development of our services and how best to communicate with them.

None of this can be done by Threshold alone and I want to thank and acknowledge the support of some key groups who make the work of Threshold possible, our board and staff, our donors, Government departments and agencies who support our work, and our fellow NGOs with whom we collaborate.

This essential support has allowed Threshold to play that critical role in responding to the crisis and supporting those in the private rented sector who are one of the most at risk groups in terms of experiencing homelessness.

**Liam Reid**  
**Chairperson, Threshold.**

## **Threshold**

# **CHIEF EXECUTIVE'S STATEMENT**

for the financial year ended 31 December 2023

Once again, Threshold met many of the challenges of the housing crisis during 2023 through the dedicated, tangible actions of our advisors - and the words, evidence and influence of our policy advocates.

As tenancy termination cases continued, many of which were caused by landlords selling their rented properties, tenants also struggled with the lack of alternative housing options. Two in five of all cases opened in 2023 were for clients who had received a notice of termination, which was on a par with 2022.

Even though social and cost rental output was increasing in 2023, the availability of houses and apartments in the wider private rented sector was limited and challenging. This was particularly true for people and families on lower incomes.

In 2023, Threshold advisors assisted 18,706 households (24,634 adults and 15,516 children). Over 12,000 of these households we worked with related to new cases that were opened during 2023. Our advisors worked on almost 21,000 individual cases with households during this time. The case number is higher than the number of households due to some households engaging with us on more than one housing issue during the year.

Given our central role as a tenancy protection service, Threshold worked on over 12,000 cases where we deemed that a family or individual was at risk of homelessness. Of the almost 6,000 at-risk cases closed, just under 4,000 households were prevented from entering homeless services. This is a prevention rate of two-thirds of all closed cases. While we can't stop all tenancy terminations taking place, we can intervene in many, and we continue to save the rented homes of families despite landlords selling and notices being issued to tenants.

Unfortunately, 442 households being assisted by Threshold in 2023 entered homeless services and 306 were forced to stay with family and friends (couch surf) when their tenancy could not be protected, and alternative housing could not be secured. Some clients facing a notice of termination were advised on their entitlement to the correct notice period according to their length of tenancy. Often in such cases, knowing the correct notice period allowed them the breathing space to find alternative housing, albeit from limited supply.

The work of our informed, committed advisors speaks for itself, with over 41,000 calls from tenants answered in 2023, over 5,000 new cases originating from clients making contact by email, over 7,500 webchat queries with renters and over 600 video consultations provided.

In October we launched the third year of the 'Own Your Rights' public awareness campaign, funded by the Department of Housing. The campaign conveyed to tenants their rights and protections and the importance of contacting us as early as possible to advise them and where necessary to represent them and / or protect their tenancy.

To underpin the above work for and with renters, Threshold invested in several key strategic areas including advisor progression; increasing digitalisation; work to secure long term, quality office premises for staff and clients; improved reporting of the impact we make and planned consultation with our clients. The results of this client engagement will help inform and enhance our service delivery.

I want to thank all staff and CE participants for their ongoing dedication to the cause of advising tenants, preventing homelessness and advocating for a better housing system for all. People make Threshold the service and advocacy organisation that it is. We are guided and supported by an expert Board of Directors who deserve huge thanks for their insight and counsel throughout the year. We have benefitted greatly from the establishment of the Board Sub-Committees which direct planning and activity across key areas of Threshold's work, reflecting and supporting the change-management agenda of our Strategic Plan.

We can't deliver advice, home-saving services and our advocacy agenda without the essential support of our donors and funders. We hugely appreciated the support of the Department of Housing, the Dublin Region Homeless Executive, Cork City and County Councils and Kerry County Councils, Galway City Council, the HSE, the Department of Social Protection, The Department of Rural and Community Development (DRCD)'s Scheme to Support National Organisations (SSNO) and the Citizen's Information Board. Our donors and partners enable us to provide the supports to frontline staff and strengthen the sustainability of Threshold, including our vital policy influencing, research and media work. Thank you to our statutory funders, donors and partners – we can't realise the rights of tenants without you.

**Threshold**  
**CHIEF EXECUTIVE'S STATEMENT**  
for the financial year ended 31 December 2023



John-Mark McCafferty  
**Chief Executive Officer**

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

The directors present their Directors' Annual Report, combining the Directors' Report and Trustees' Report, and the audited financial statements for the financial year ended 31 December 2023.

The financial statements are prepared in accordance with the Companies Act 2014, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), effective 1 January 2019.

The Directors' Report contains the information required to be provided in the Directors' Annual Report under the Statement of Recommended Practice (SORP) guidelines. The directors of the company are also charity trustees for the purpose of charity law and under the company's constitution are known as members of the board of trustees.

In this report the directors of Threshold present a summary of its purpose, governance, activities, achievements and finances for the financial year 2023.

The charity is a registered charity and hence the report and results are presented in a form which complies with the requirements of the Companies Act 2014 and, although not obliged to comply with the Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019), the organisation has implemented its recommendations where relevant in these financial statements.

The charity is limited by guarantee not having a share capital.

## Activities

Threshold is a national housing charity, which provides frontline advice and support services to private renters facing problems in their tenancies. Threshold prevents private renters from entering homelessness, advocates on their behalf, empowers them to assert their rights and seeks to influence national housing policy for the benefit of all those in need of a secure, sustainable home.

Threshold has offices in Dublin, Galway and Cork, operates a National Freephone Helpline (1800 454 454) from 9am to 9pm, a webchat service from 9:30am to 5pm and an online video consultation service available 9am to 4pm, Monday to Friday.

Threshold provides several services directly to tenants in the private rental sector, advocacy and policy work at a national level and is a registered Approved Housing Body.

1. Advisors operating the Tenancy Protection Service (TPS) keep households in their home and prevent the occurrence of homelessness through advice and advocacy. This service can be accessed via the Freephone number, webchat, online video consultations, appointments at our regional offices, via our website, and through our drop-in advice clinics.
2. A dedicated section of the TPS operates the Tenancy Sustainment Protocol (TSP) on behalf of the Department of Social Protection (DSP) and various Local Authorities, preventing rent supplement recipients from losing their home as a result of rent increases.
3. The Access Housing Unit (AHU) in Cork sources accommodation for households experiencing homelessness.
4. The AHU also provides a Tenancy Support service to help tenants to sustain their tenancies.
5. Threshold is a provider of training to statutory, non-statutory bodies, company employees and student groups on a wide range of topics relevant to the private rental sector.
6. Threshold provides second-tier support to other front-line services ensuring access to quality advice and advocacy for tenants in the private rental sector.
7. The Advocacy Team make appropriate submissions to the Government and respond to legislative changes based on the experience of Threshold's clients.
8. As a registered Approved Housing Body (AHB), Threshold is a housing provider.

## Strategic Plan 2022-2025:

Threshold began a new strategic plan in 2022. This strategic plan focusses on organisational change that will ensure Threshold's resilience, so that it can continue to meet and anticipate the needs of renters in Ireland. Reflecting this, the bulk of this report will address Objective One of the strategic plan, relating to service provision.

A key component of the strategic plan is to identify meaningful data and robust reporting systems to ensure data accuracy. This will require the upskilling of staff as well as increased digitalisation. The setting of meaningful targets and key performance indicators (KPIs) will be the two main outcomes of this work.

This Director's Report sets out Threshold's vision, mission, and values, alongside its high-level aims and strategic objectives as per the new Strategic Plan 2022-2025. Threshold's 2023 performance, achievements and outcomes will be set out in detail and compared with organisational objectives. The report also sets out challenges faced in 2023, as

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

well as future plans.

## Vision, Mission and Values

Threshold's vision is an Ireland where everyone has access to affordable, secure, suitable, and good quality housing in sustainable communities.

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

- Providing tailored advice and representation to tenants and their families
- Delivering services and supports that protect tenancies and prevent people in the residential rented sector from becoming homeless
- Advocating for housing rights, through policy and legal positions informed by our services

Threshold's values shape how we work. These are:

- Independence
- Accountability and Openness
- Dignity, Care and Respect
- Right to Housing
- Empowerment
- Trust
- Competence and Experience

## Aims and Objectives

Threshold's high-level aims for 2022 to 2025 are to:

- Keep homelessness prevention and tenants' rights at the core of what we do
- Invest in new roles, teams, and people
- Continuously improve our technology
- Increase fundraising income
- Provide a safe, welcoming environment for staff and clients
- Strengthen governance, risk management and regulatory compliance.

Our objectives are:

- Objective 1 - Increasing the percentage of 'at risk' tenancies that are protected over the lifespan of this strategic plan
- Objective 2 - Providing career progression routes for advisors
- Objective 3 - Increasing digitalisation
- Objective 4 - Increasing and widening our fundraising base
- Objective 5 - Launching three new office premises
- Objective 6 - Establishing a suite of reporting templates
- Objective 7 - Engaging and consulting with clients

### Objective 1 - Increasing the percentage of 'at risk' tenancies that are protected over the lifespan of this strategic plan

#### Homelessness Prevention

Threshold carries out what are known as primary and secondary homelessness prevention measures. These are distinct from tertiary measures, as they are initiated prior to homelessness occurring. Here is a breakdown of these primary, secondary and tertiary measures:

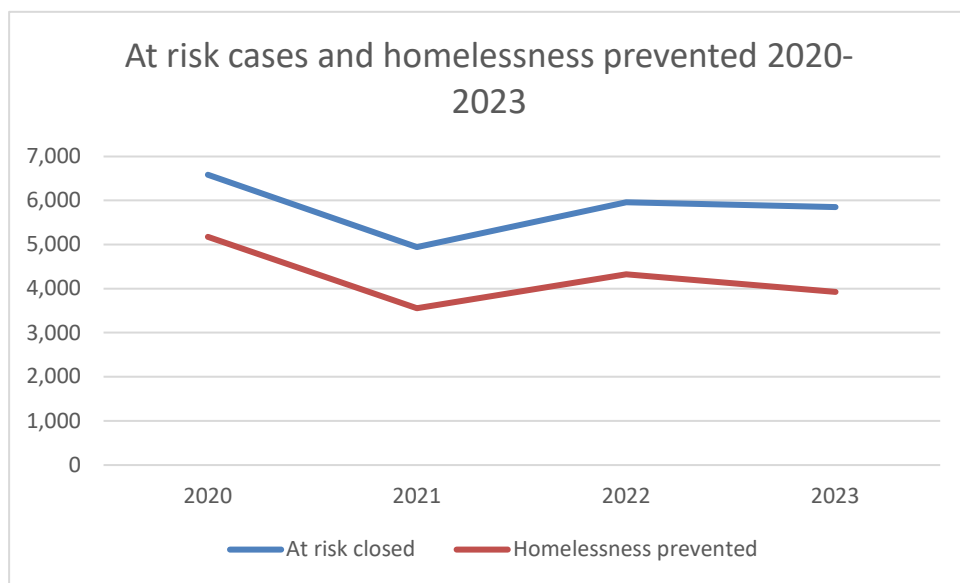
- Primary measures seek to prevent new cases of homelessness at a wider population level.
- Secondary measures target at-risk groups and can prevent homelessness at times of crisis, for example, when a tenant receives a notice of termination (NoT) or an unaffordable rent increase.
- Tertiary measures aim to move people out of homelessness and into housing and can reduce the impact of homelessness on the individual or household.



# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

In 2023, Threshold worked on 12,204 cases where a household was at risk of homelessness. Of the 5,850 at-risk cases closed, 3,951 households (5,120 adults and 3,709 children) were prevented from entering homeless services. This is a prevention rate of 67%.



*(Graph 1: At-Risk Cases Closed and Homelessness Prevented 2020-2023)*

## **Case Study:**

*“Daraja and her child have been living in a property since 2017. She initially contacted Threshold because of a significant damp issue in the property. Daraja took the initiative and got a quote for the work that needed to be done, but her landlord refused to engage with her. The Threshold advisor gave her advice regarding her rights and offered to contact her landlord.*

*A month or so later, Daraja received a letter from her landlord which stated that she had to leave the property, as substantial work needed to be completed to fix the damp issue. She knew from the quote she had received that the work was not so substantial that she would need to move out. After discussing the letter with her advisor, Daraja realised that the letter did not include the required information as per the vacant possession requirements.*

*Daraja was terrified, as she did not want to move out. Her son was in his final year of school, and changing her son’s school and routine at such a critical time could have affected him psychologically. She wanted to avoid this at all costs. The advisor assisted Daraja in raising a dispute with the Residential Tenancies Board to challenge the notice of termination and helped her organise a property inspection through her Local Authority.*

*The advisor also informed the landlord that the notice did not satisfy the legal criteria and advised them of the consequences that could arise with continuing with the existing notice of termination.*

*The landlord tried to stop Daraja’s Housing Assistance Payment by contacting the Local Authority, but the advisor acted on her behalf and managed to have the payment restored. After this, the landlord arrived at the property to try to an unlawfully evict Daraja. Understanding her rights, Daraja called the Gardaí, who removed the landlord from the property and explained to them that Daraja and her son could not be forced to leave their home.*

*Since then, an adjudication has been held and the case has been appealed by the landlord; a tribunal is pending.”*

Unfortunately, in 2023, 444 households being assisted by Threshold entered homeless services and 306 were forced to stay with family and friends (couch surf) when their tenancy could not be protected, and alternative housing could not be secured. These figures are in line with those of 2022, when Threshold reported that 455 households entered

# **Threshold DIRECTORS REPORT**

for the financial year ended 31 December 2023

homelessness and 259 were forced to stay with family and friends. This points to a decline in the availability of homes to rent and a continuing lack of alternative housing options for renters.

Of those who entered homeless services, 83% had received a Notice of Termination from their landlord. Of those who were forced to couch surf, 84% had received a Notice of Termination.

Despite the moratorium on evictions until 31 March 2023, a large number of households continued to require Threshold's assistance, as they had received a Notice of Termination. In total, 40% of cases opened in 2023 were for clients who had receive a Notice of Termination, which was on par with 2022 at 39%.

Threshold's Legal Officer has provided guidance, information, legal expertise and training to advisors regarding the legislative measures that have been introduced since the end of the temporary moratorium on no-fault evictions. This information has reinforced advisors' levels of expertise, ensuring the provision of quality information, advocacy, and support to clients. This means that Threshold's advisors are up to date and knowledgeable regarding all relevant legislation and related developments.

## **How Clients Engaged with Threshold Services**

Renters who are experiencing difficulties in their tenancy or are at risk of losing their home can avail of Threshold's support through a variety of means. These include the National Freephone Helpline, webchat, email, online video consultation and face-to-face appointment services.

### **Over the Phone**

Advisors answered 41,078 calls in 2023. In addition to receiving calls, Threshold advisors make frequent calls to clients, as well as other organisations or individuals, to advocate on behalf of clients. In 2023, Threshold advisors made 40,302 calls.

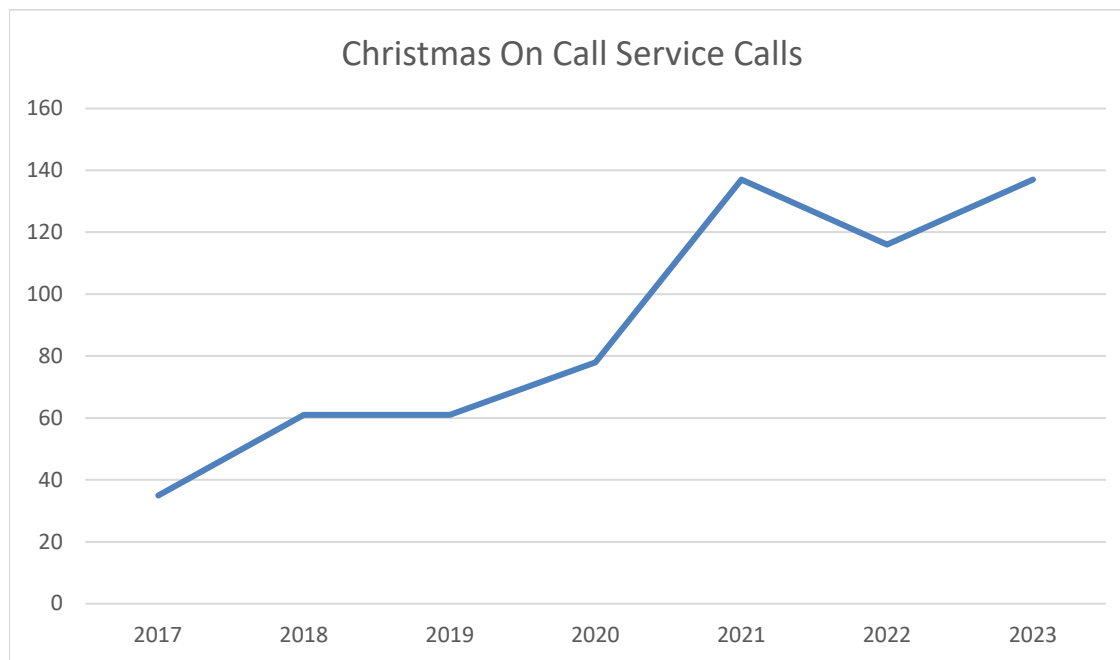
There has been a change in how people contact Threshold, with a shift to online communication. Further information on this is detailed below.

### **Christmas On-Call Service**

To ensure a service is available to tenants throughout the year, Threshold last year provided a Christmas On-Call Service between the 27<sup>th</sup> and 29<sup>th</sup> December. In 2023, There were 137 queries during this time, up from 116 in 2022. On average, there were 44 queries per day, and 70% of these queries were new contacts. This is a marked increase, considering the Christmas service was operational for fewer days the previous year, due to the dates on which Christmas fell.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023



*(Graph: Christmas On-Call Service Queries 2017–2023)*

## Email, Webchat and Online Video Consultations

In 2023, 5,183 new cases originated from clients making contact by email.

Following a decline in calls to Threshold’s freephone number and an upward trend in queries by email, Threshold recognised the need to provide clients with other channels to access its services. Following this, Threshold introduced a webchat service in 2020 and an online video consultation service in 2021. The total number of online video consultations provided in 2023 was 624. Threshold responded to 7,574 webchat queries, and feedback from users of the webchat service has been overwhelmingly positive.

### Webchat Feedback:

*“Caitlin was very quick and helpful with clear and detailed content on the legal information. Thank you very much for the speedy help, much appreciated.”*

*“Threshold know exactly what they are doing. Answered all my questions. Very clear with what I need to do. Very reassuring that I will find a place and not go homeless with their help. I could not do this on my own.”*

*“James helped me figure some things out. He was very friendly and straight to the point. Thanks James.”*

*“Allison was incredibly helpful. Honestly, I could not have asked for better. I will be recommending Threshold to anyone I know that needs advice on renting.”*

How Clients Engage with Threshold Services				
	Calls Answered	Webchat Queries	Online Video Consultations	Email Queries*
2023	41,078	7,574	624	5,183

\* Number of cases worked on that originated from an email query.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## In-Person Consultations and Outreach

In 2023, advisors at the Eastern Regional Office returned to the office on a limited basis, as the Board made the decision to sell the Dublin property in 2022; the property was subsequently sold in October 2023. The Eastern Regional Office saw 516 clients in-person from January to October.

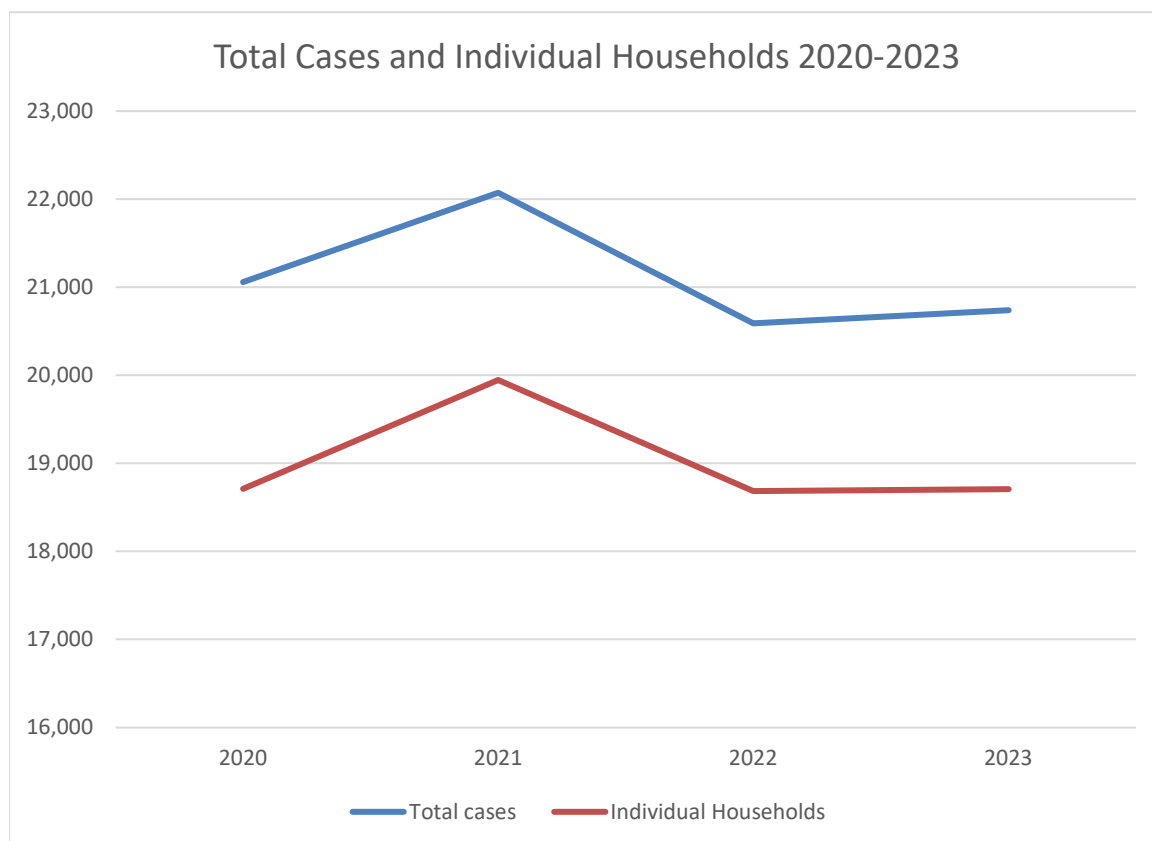
The advisors of the Western Regional Office continued to work remotely in 2023 while the building underwent renovation works. The staff of the Western region delivered in-person services across a number of locations in Galway City, meeting with 660 clients in total. In addition to this service, Threshold advisors delivered Outreach clinics in Castlebar and Ennis, providing 41 and 30 consultations respectively.

The advisors in the Southern Regional Office provided 1,062 face-to-face consultations in 2023, having returned to work onsite the previous year. This was a 24% increase overall from the previous year, when the Southern Regional Office saw 560 clients face to face.

With work continuing to open the office in Limerick City, the advisor team delivered in-person appointments from the Citizens Information Centre on Henry's Street in Limerick city, meeting with 163 clients in total.

## Clients and Cases

In 2023, Threshold advisors assisted 18,706 households (24,634 adults and 15,516 children), of which 12,332 were households who opened new cases with Threshold.



*(Graph 4: Total Cases and Individual Households 2020-2023)*

In 2023, Threshold worked on 20,738 individual cases with households. A private renter might get in touch initially about one issue and then another may arise at a later stage, resulting in a new case. Hence, case numbers were higher than client numbers. A portion of the cases are newly created in the year, while the rest carry over from previous years, as can be seen in the below chart.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## Case Study<sup>ii</sup>:

*“João is a young man from Brazil. He moved into a property and was provided with a ‘license agreement’ even though he is a tenant in the eyes of the law. The landlord gave everyone living in the apartment block four weeks’ notice to leave their properties during the moratorium on evictions. He claimed that he was permitted to evict them as they were licensees. João came to Threshold and an advisor informed him that, lawfully, he was a tenant, and that the landlord had no right to evict him or his neighbours in this manner. Empowered with this information and the support of Threshold, João has stayed in his home.*

*The case is ongoing, and his Threshold advisor continues to support him, as the landlord still wishes for him to leave the home. Thankfully, in this instance the renter got in touch with Threshold and the advisor was able to keep João in his home and prevent what would have been an unlawful termination. The legal differences between licence agreements and tenancies are vast but also technical, and this is why the knowledge and experience of the Threshold advisor was key to solving João’s problem.”*

## Access Housing Unit (AHU)

### Tenancy Sustainment Support

Threshold’s Access Housing Unit in Cork offers Tenancy Sustainment Support to those who require additional support within an existing tenancy. In 2023, 32 households (37 adults and 26 children) were supported by the Tenancy Sustainment worker. The range of supports provided varies depending on individual needs. In 2023, mental health and household budgeting were the main supports needed in addition to physical health among older people, domestic violence, and independent living skills. Half of the households were one-parent families and 27% were single males.

### Resettlement and Tenancy Sustainment Support

The Resettlement and Tenancy Sustainment Support services of the Access Housing Unit ensure that households have the help they need when exiting homelessness. In 2023, the AHU provided resettlement support to 55 households (64 adults and 31 children). Some practical examples of this include providing clients with local information packs to help them become familiar with their locality and available financial supports.

The AHU devised a new referral procedure for resettlement referrals in 2023, where all resettlement clients referred to the service were required to have a previous landlord reference and history of renting. This criterion enabled staff to advocate on behalf of clients with landlords/agents/housing providers and increased their chances of securing accommodation. Support was also provided to clients who did not have a history of renting or a previous landlord reference.

### Exiting Homelessness

In addition, the Access Housing Unit assists individuals and families that are exiting emergency accommodation by securing private rented tenancies. In 2023, the Access Housing Unit (AHU) supported 24 households (including 28 adults and 12 children) to exit homelessness into their own rental home. These homes were secured via the Place Finders Service, the Local Authority, Approved Housing Bodies, transitional housing projects and supported housing projects.

Staff at the AHU organised Pre-Tenancy Training Workshops at two homeless services to provide extensive guidance on sourcing accommodation and measures to sustain accommodation once secured.

### Case Study:

*“The Tenancy Sustainment Service began supporting a client who had €9,000 in rent arrears in their private rental tenancy. The client had no support network and was at imminent risk of eviction. Their arrears had accumulated following a lengthy period of depression and other mental health issues. The Access Housing Unit worked quickly, liaising with the Place Finders Service, which managed to source funding to reduce the arrears by almost 40%.*

*Meanwhile, the Tenancy Sustainment Worker supported the tenant in contacting the landlord, mediating communications, and facilitating an agreed weekly repayment of €40 p/w towards the arrears. The tenant was supported*

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

*with a budgeting plan and the setting up of a standing order; the advisor also helped the client complete a HAP application, which the landlord agreed to accept as a part of the rent payment.*

*By bridging the gap of communication between the landlord and the tenant, both parties were able to come to an amicable agreement, and the tenancy was sustained. The Tenancy Sustainment Worker continues to support the client, providing both practical and emotional support, and is currently helping the client complete a Disability Allowance application form. The service will continue to offer support to the client for a period, ensuring that the client feels confident managing their tenancy independently."*

## **Working with Vulnerable Single People and Couples**

Since 2019, Threshold has operated a Dublin-based service specifically for single persons and couples without dependent children who are renting and at risk of becoming homeless or are seeking assistance to exit homelessness. In 2023, 314 new clients were assisted by the project; overall, the project helped 764 clients and 2,429 actions were logged by staff. Most clients were single individuals; 16% were couples.

Of the 124 clients that were at risk, 77% were prevented from entering homelessness. The outcome is unknown for 15% of clients as they did not respond to follow up calls; unfortunately, 6% entered homelessness.

As with all of Threshold's clients, the primary reason this group were at risk of homelessness was that they had received a Notice of Termination. The second most common issue related to General Queries, including rent queries, landlord breaches and threats of eviction. The third most common reason was difficulty accessing the private rental sector.

## **Tenancy Sustainment Protocol**

In 2023, Threshold supported an additional 62 households to avail of an uplift in their rent supplement payment using the Tenancy Sustainment Protocol, which operates in Counties Dublin, Meath, Kildare & Wicklow, Galway City and Cork City. This includes 84 adults and 61 children.

The Protocol has been a key homeless prevention service of Threshold. Since its inception in 2014, it has been a successful, effective, and efficient prevention measure, providing support to 8,839 households (10,287 adults and 11,191 children). The number of households in need of the Protocol uplift is decreasing, as rent supplement recipients are transitioning to HAP.

## **Representation at the Residential Tenancies Board**

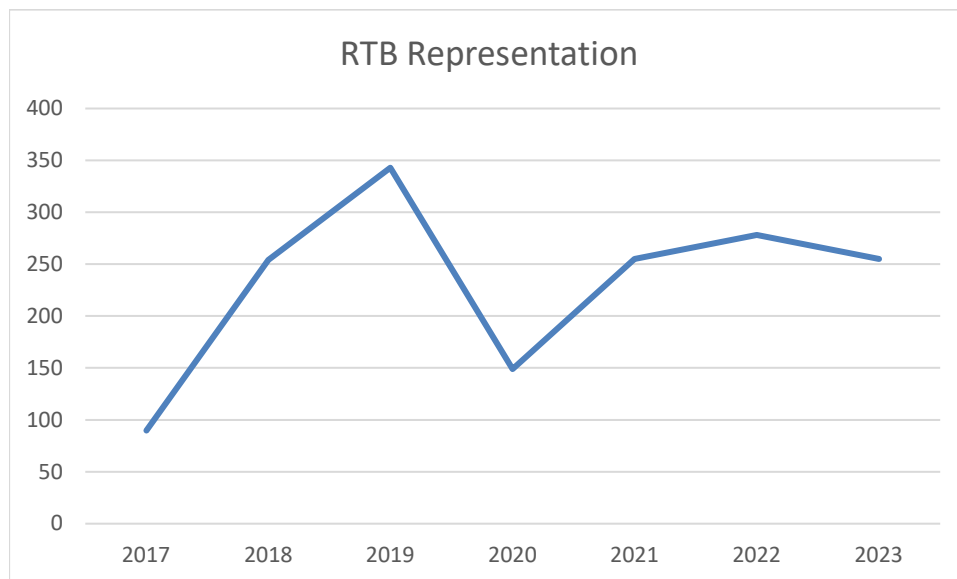
Threshold advisors have expertise in housing law, specifically with the Residential Tenancies Acts 2004, as amended. They are highly knowledgeable and experienced and can explain the diverse options available to tenants who require support.

In 2023, Threshold advisors provided representation for 255 households at the Residential Tenancies Board (RTB) and helped 237 households submit disputes.

Threshold is working to restore these numbers to pre-pandemic levels.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023



(Graph: 6 RTB Representation 2017-2023)

## Case Study:

*“Dervla and her three children have been living in their home for nearly a decade.*

*There are ongoing issues with damp and mould in Dervla’s home. She had reported these issues multiple times to the letting agent, but no action had been taken. Dervla finally made a complaint to the Local Authority, and there was an inspection of the property.*

*The inspector found that the dampness in the property was affecting the electrics, which posed a possible fire hazard. On foot of this, there was an inspection by the letting agent, and Dervla was promised that somebody would be out to make the necessary repairs.*

*However, there was no follow-up contact. Her Threshold advisor suggested that Dervla contact the Local Authority for a copy of a report and send a follow-up email to the agent. The advisor also talked Dervla through the process of taking a case to the Residential Tenancies Board (RTB), as the letting agent was in breach of its obligations.*

*The advisor represented Dervla at the RTB hearing. The RTB Adjudicator awarded Dervla a significant amount of compensation for the landlord’s failure to address the damp and for allowing a serious fire hazard to persist in the home. The landlord appealed the decision, but the Tribunal also ruled in Dervla’s favour.*

*Unfortunately, the landlord has not complied with the RTB’s order. Dervla has been forced to go once more to the RTB, this time to ask them to enforce the order so that the landlord pays the compensation. Threshold will stick with her all the way.”*

## Discrimination and Representation at the Workplace Relations Commission

As Threshold is aware, many people who are eligible for HAP or rent supplement struggle to find a landlord who will accept these payments. For a sitting tenant, this can mean losing their home and potential homelessness. For those seeking a home, it can mean continuing to live in unsuitable housing or in homeless accommodation.

The Equal Status Acts prohibit discrimination in the provision of accommodation services against people who are in receipt of rent supplement, housing assistance or social welfare payments. Tenants or prospective tenants can lodge a complaint with the Workplace Relations Commission (WRC) to challenge this type of discrimination.

Threshold advisors assisted seven clients in submitting cases to the WRC and represented 15 clients at the WRC in 2023.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## Case Study:

*“Laoise and her son had been living in their home for three years and were in receipt of rent supplement. Following changes in government policy, Laoise’s Local Authority informed her that she was to move from rent supplement to HAP. However, her landlord would not sign the HAP forms. Laoise then became very worried that she would not be able to pay the rent.*

*She got in contact with Threshold, where an advisor informed her about the discrimination complaints procedure at the Workplace Relations Commission. The advisor told Laoise that they would assist her in completing the necessary forms.*

*After submitting the forms, Laoise received a notice of termination from her landlord, where he claimed he wanted the property back for one of his family members. Laoise felt like she was being punished for asking her landlord to sign the initial HAP forms. The landlord later sent an email to refute these discrimination claims and stated that he would accept HAP. Laoise then resent the HAP forms to the landlord, but these were ultimately never filled out.*

*The WRC hearing was held a few months after this, following the landlord’s continuing refusal to sign the HAP forms. After the WRC hearing, the landlord was ordered to pay €12,500, as the WRC case found in Laoise’s favour. In the end, the landlord made a settlement of €13,500 and gave Laoise her deposit back in full on condition that Laoise give up vacant possession of the property.*

*In the end, Laoise found new rental accommodation and was due to move into her new home shortly after she was awarded the compensation.”*

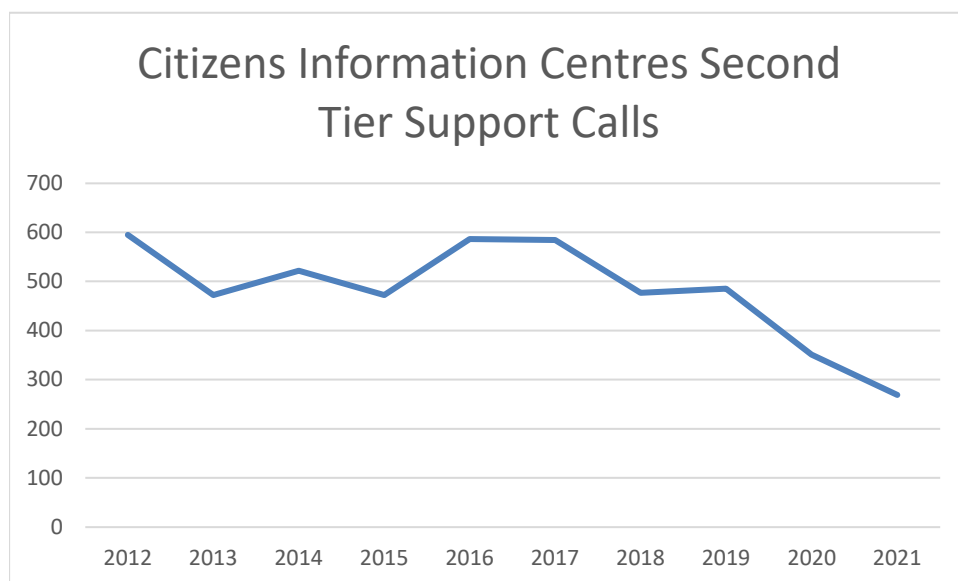
## Working with the Citizens Information Centres (CICs)

Threshold continued its specialist second-tier support service to the staff and volunteers of the Citizens Information Centres (CICs) across the country. The top three queries from CICs were as follows:

- 38% were general termination queries
- 13% related to lease agreements
- 12% were general rent queries
- 7% related to tenants who had received a Notice of Termination

In 2023, Threshold assisted CIC staff in responding to 286 phone queries from private renters.

In addition to the advice service, Threshold delivered three training sessions to CIC staff.



*(Graph: 7 CIC Cases 2023)*



# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## Homeless Prevention and Engagement with Public Bodies

Threshold is a member of the Dublin Region Homeless Executive (DRHE) Homeless Consultative Forum, the Dublin Homeless Network, the Dublin Homeless Prevention Subgroup, the Housing & Accommodation Linkage Group (Galway City Public Participation Network), the West Region Homeless Steering Committee (Galway City & County, Mayo, Roscommon), the Cork Homeless Forum, the Cork Homeless Network, the Cork Social Housing Forum, the North Cork Homeless Forum, the West Cork Homeless Forum, the Kerry Homeless Forum, the National Homeless Action Committee, the End Youth Homelessness Coalition, the Irish Homeless Policy Group and the Community Platform.

These groups comprise NGOs and statutory bodies working in the areas of housing, homelessness, and homelessness prevention. Threshold raises awareness of the importance of prevention services and uses these spaces for shared learning to further improve and develop effective homelessness prevention services.

## Advocacy Team

The Advocacy Team engages in advocacy and related activities to influence national policy and legislation. The team's main aims are to improve private rental regulations, reduce homelessness and support the front-line work of Threshold advisors.

## Legislative Changes and Achievements

### Regulating short-term lettings

Threshold has campaigned for many years for greater regulation of the short-term letting sector to ensure that much needed homes are returned to long-term residential use.

In December 2022, the Government announced that it had approved the priority drafting of the Registration of the Short-Term Tourist Letting Bill 2022 and the publication of the General Scheme of the Bill. Threshold believes that, once enacted, the legislation will ensure the proper regulation of the short-term letting market, resulting in the reintroduction of much-needed properties to the long-term private rental market.

The Joint Committee on Tourism, Culture, Arts, Sport and Media invited Threshold to speak to the draft Bill as part of their pre-legislative scrutiny in March 2023.

The European Commission subsequently placed a "standstill" on the Irish legislation, directing the Irish Government to pause progress of its Bill to ensure that it was fair and balanced. At the same time the European Commission was developing European wide regulations for short-term lets.

Threshold continued throughout the year to engage with the relevant stakeholders and decision makers to see the legislation progressed. In November, Threshold was asked to write a submission to the Joint Committee on Tourism, Culture, Arts, Sport and Media regarding the Registration of Short-Term Tourism Letting Bill 2023 Draft General Guiding Principles.

In the same month, the European Commission dropped the 'standstill' procedure. The Minister of Housing, Local Government and Heritage has stated he would like this legislation in place by summer 2024. Threshold's role in ensuring the progress of the legislation is ongoing.

### Temporary Ban on Evictions

The Residential Tenancies (Deferment of Termination Dates of Certain Tenancies) Act 2022 extended the eviction ban to cover a 'winter emergency period', from 30 October 2022 through to 31 March 2023. After this date, the eviction ban lapsed.

While the ban on evictions was not a 'silver bullet,' it did give breathing space to tenants and allowed for improved housing supply. Threshold, along with several like-minded NGOs, wrote to the Minister for Housing, Local Government and Heritage urging for the ban not to be lifted and recommended several solutions that would help alleviate the crisis.

## Policy Development

Threshold has a number of policy proposals aimed at reducing homelessness and improving access to affordable, quality housing for renters.

The most notable change to government policy in 2023 was the mainstreaming of the Tenant-in-Situ (TiS) scheme. This was set out in 'Circular: Housing 08/2023', issued by the Minister for Housing, Local Government and Heritage. The purpose of this circular was to set out arrangements for social housing acquisitions, given the upcoming end to the eviction ban. The Government increased the number of social housing acquisitions under the Housing for All provision

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

from 200 per annum to 1,500 in 2023. The additional acquisitions in 2023 focussed on purchasing the homes of HAP or RAS tenants who had received a notice of termination, stating that the property was being sold.

In addition to this, 'Circular: Housing 17/2023' highlighted the mitigation measures that would ease the impact of the eviction ban at the end of winter emergency period. Such measures included social housing acquisitions, the expansion of the First Home Scheme, planned First Right of Refusal legislation and the Cost Rental Tenant in Situ (CRTiS) Scheme, detailed below.

The Cost Rental Tenant in Situ (CRTiS) Scheme is a new scheme that is available to a tenant facing the termination of their tenancy due to the landlord's intention to sell the property. As set out in 'Housing Circular 16/2023', the CRTiS scheme originally set €53,000 as the maximum net income for an eligible household. However, the Minister drafted new regulations that revised the net income limit upwards to €66,000 in Dublin and €59,000 elsewhere using the statutory instrument 'S.I. No. 374/2023 - Affordable Housing Act 2021 (Cost Rental Eligibility) Regulations 2023'. This has also been set out in 'Circular 33/2023'.

## Submissions to Government

Threshold responds to, makes contributions to, and participates in Government consultations, Oireachtas Committees and Departmental reviews. These address a wide range of issues that affect Threshold's client group and renters more widely. In all, Threshold made 11 submissions to the Government in 2023. Each of Threshold's submissions are informed by its work with private renters as well as its research, policy analysis and expertise in housing.

Threshold made submissions to the:

- Housing Commission's Public Consultation
- Department of Housing, Local Government and Heritage's Statement of Strategy 2023-2025 Consultation
- Review of the Rental Accommodation Scheme
- Review of the Private Rental Sector
- Proposed amendments to the homelessness-related aspects of the Housing Act 1988
- An Garda Síochána Strategic Plan 2025-2027

Alongside these submissions, Threshold was invited to appear before Oireachtas committees on four occasions regarding the:

- General Scheme of the Registration of Short-Term Tourist Letting Bill 2022
- Registration of Short-Term Tourism Letting Bill 2023 Draft General Guiding Principles
- Joint Oireachtas Committee on Housing, Local Government and Heritage – Homelessness Update
- General Scheme of the Residential Tenancies (Right to Purchase) Bill 2023

As in other years, Threshold published a Pre-Budget Submission, which contained a set of key recommendations on areas that require increased funding or new expenditure to improve the viability of the private rented sector as a tenure of choice.

## Research

Threshold engages in research to inform its policy proposals and advocacy work.

In 2023, Threshold published the results of its sixth annual Tenant Sentiment Survey, titled We are Generation Rent. This survey provides Threshold with valuable insight into people's experience of the private rental sector alongside their housing expectations and aspirations. These findings inform Threshold's policy development and advocacy work. In partnership with ALONE, Threshold also published Double Deficit in 2023. This is an analysis of whether the private rental sector can offer older people (55 years and up) a realistic alternative to traditional home ownership or social housing. The research sets out a series of recommendations for policy and legislative change, housing solutions, mitigation measures and alternative housing pathways to improve the sector.

Since Q2 2021, Threshold has published quarterly impact reports. In 2023, each edition gave an overview of the issues that Threshold's clients are facing, alongside demographic analyses and stories about Threshold clients.

Throughout 2023, Threshold tracked and reported on trends in the sector to ensure it could offer appropriate, up-to-date and geographically specific solutions to the challenges faced by clients living in the private rental sector.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## Partnerships and Memberships

### National Homeless Action Committee

The CEO of Threshold currently sits on the National Homeless Action Committee which was convened by the Minister for Housing in 2021. The primary objective of the Committee is to 'bring together key Government departments, agencies, and stakeholders, to oversee implementation of the homeless inter-agency measures committed to under Housing for All and to ensure for coherence and co-ordination of homeless-related services in delivering policy measures and actions'. The CEO attends meetings of the Committee, and Threshold has made appropriate submissions to the Committee to advance its work.

### Housing Commission

In 2022, the Government established the Housing Commission, a time-bound, high-level group tasked to examine issues such as tenure, standards, sustainability, and quality of life in the provision of housing over the medium and long term. The Commission continued its work throughout 2023.

This group was tasked with examining and reporting on, among other things, the affordability of private rental accommodation and the regulation of all rented housing, including quality standards. Both the Chair of Threshold's Policy and Research group and the Threshold CEO participated in this group. The group commenced in May 2022 and met with increased frequency until it concluded its deliberations in June 2023; the results of which were to inform the final report of the Housing Commission.

### Home for Good

Threshold is a member of Home for Good Coalition, which has been campaigning for a referendum to include a right to housing in the Constitution. In 2023, the Coalition's work escalated in anticipation of the referendum being called before the end of this Government's term.

### Irish Homeless Policy Group

Threshold is also a member of the Irish Homeless Policy Group, which is a collaborative forum involving other organisations from the community and voluntary sector. Threshold also participates in the political sub-group of the Irish Homeless Policy Group.

### Partnership with Arthur Cox

In 2023, Threshold continued its pro bono relationship with Arthur Cox. During 2023, Threshold benefited from the placement of one legal intern on secondment from Arthur Cox. The placement of legal interns has proved highly successful, both in assisting Threshold with its work and in providing valuable and varied experience to interns.

Threshold also hosts students on placement each year from the National University of Ireland, Galway. Students are provided with the opportunity to work as part of a dynamic, professional team and gain experience in their preferred field, such as housing policy, advocacy, research, or campaigning. Threshold gains from the additional policy capacity that the students can bring.

### Future Plans

Last year, owing to a generous donation, Threshold was able to grow its Advocacy Team. With this increase in staffing, Threshold is now in a position to engage in campaigning work to highlight the need for change in certain areas of the private rental sector, to work in collaboration with a broader range of stakeholders on shared areas of interest, conduct research to inform policy and develop more in-depth policy proposals.

## Approved Housing Body and Delivery of Social Housing

As an Approved Housing Body (AHB), Threshold continued to own 18 social housing units in Cork City in 2023. Threshold's housing is designated as social housing through either the Rental Accommodation Scheme (RAS), the payment and availability agreements and the Capital Advance and Lending Facility (CALF) loans administered by Cork City Council on behalf of the Department of Housing, Local Government & Heritage.

As a result of a strategic review of Threshold activities in the first half of 2022, resulting in our Strategic Plan (2022-2025), the Board decided that Threshold would transfer its social housing stock (occupied) to another Approved Housing Body and cease to be an Approved Housing Body.

Threshold had a service level agreement across 2023 with another AHB of a similar ethos and an existing presence in the Cork City area. The third party AHB provided housing management, tenancy support and repairs and maintenance services to our tenants due to the absence of a Threshold Housing Manager.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

As part of the stock transfer process, Threshold commissioned a valuation on its social housing stock by an external company in 2023. Threshold also retained an external project manager to advise and co-ordinate all matters relating to the transfer of stock and tenants.

It was anticipated that this stock transfer process would be complete by the end of 2023. Despite wholehearted and continued efforts to expedite the stock transfer process, the tenants and housing stock continue to be under the auspices of Threshold. However, Threshold is committed to carry out such a transfer in as timely a manner as possible, subject to due diligence processes and negotiations between Threshold, statutory bodies and third parties.

## **Objective 2 - Providing career progression routes for advisors**

Within Services, the only route for advisors to progress their careers has been via the roles of Assistant Manager and Services Manager. Staff turnover from these roles is low, leaving advisors with few options to progress. In 2022, qualitative and quantitative data was gathered from employees on career progression at Threshold. This data was gathered via a questionnaire survey along with 'exit' (departing staff) and 'stay' (existing staff) interviews. In a 2023 survey, only 60% of respondents agreed (or strongly agreed) that their career goals could be met at Threshold. Career progression was often cited as a reason for leaving in exit interviews.

Using this information, a clear case for a career progression route was identified, developed and presented to senior management for approval in principle. It was proposed and agreed that Threshold introduce seven Senior Advisor positions into the organisation in Q4 of 2023. The Senior Advisor contributes to the delivery of high-quality and effective advisory and advocacy services. This role provides expertise and support within the team and assists with training, reporting and dealing with complex cases. The Senior Advisor also assists with building and maintaining good relationships with statutory and voluntary agencies and supports other projects as required. The majority of the Senior Advisor positions were filled by Q4 2023.

HR and management aim to fill the remaining Senior Advisor positions in 2024 while also fully embedding the roles into the organisation.

## **Objective 3 - Increasing digitalisation**

Recognising a need for increased digitalisation and appropriate KPIs, Threshold began recruiting for the position of Quality, Systems and Reporting Manager in 2022. In Q1 2023, this position was filled, with its main responsibilities being to review, improve and embed technologies in the organisation's processes so that it can support the delivery of high-quality, consistent service in all regions.

This manager works closely with the Chief Operating Officer, Regional Services Managers, and other members of the Senior Management Team to implement a suite of KPIs and review the utilisation of the customer relationship management (CRM) system (Salesforce). Barriers to achieving this objective largely relate to the cost and time involved in improving staff's digital literacy, which is needed to engage with new and emerging technologies.

## **Objective 4 - Increasing and widening our fundraising base**

Throughout 2023, we continued to focus on laying down a solid foundation for a multi-faceted, data-driven approach to fundraising, building upon our progress from the previous year. We remained focused on broadening our acquisition methods, nurturing existing donor relationships, and reaching out to new demographics to ensure sustainable financial resources.

Given the ongoing cost-of-living challenges that affected donor sentiment and giving behaviour in 2022, we adapted our strategy to focus on cultivating connections with our loyal donor base. Rather than pursuing high-risk traditional acquisition routes, we focused on retaining and nurturing existing donors while exploring more cost-efficient digital acquisition avenues.

Recognising the significance of trusts and foundations, major giving, legacy giving and corporate partnerships, we identified the need to establish a dedicated role to oversee these vital areas; this role was filled in Q4 2023. We continue to invest in the fundraising team by providing targeted training and growth opportunities; this helps the team expand and diversify its fundraising efforts effectively.

## **Objective 5 - Launching three new office premises**

Providing a safe, welcoming environment for staff and clients alike is one of our Strategic Plan's high-level aims. Threshold aims to provide facilities and supports that are conducive to a positive working environment for all stakeholders. As such, Threshold plans to increase its national footprint through the acquisition of three new premises. In 2022, Threshold consistently searched for a new premises in Limerick city, and at the end of the year, we successfully identified a property in which it will establish a client-facing service. The purchase was completed in May 2023 and work is

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

underway to refurbish the premises. Recruitment of the team commenced in Q3 2023. This will be the first time in many years that Threshold will have its own physical presence in Limerick and the Midwest region. Significant engagement has commenced with all local stakeholders, including Local Authorities, funders, other NGOs, media, and local communities.

In 2022, Threshold also commenced projects related to its premises in Galway and Dublin. The purpose of these projects is to ensure the delivery of public-facing facilities for both cities, ensuring they are fit for purpose in the long term. This has involved a combination of buying, selling and/or renovation. Our office planning and management work aims to support a hybrid working model that is suitable, secure, and safe, and that uses appropriate enabling technologies.

Our premises in Galway is undergoing a significant refurbishment. Following a procurement process, a builder was appointed along with an engineer and project manager. Three locations have been sourced so that Threshold staff can continue to provide face-to-face appointments; these are in the east, west and centre of Galway city.

The Threshold premises in Dublin was sold in November 2023 and work is ongoing to source a new city centre office premises, along with temporary locations to provide face-to-face appointments.

We view technological transformation as a key opportunity to enhance our service offering and recast our approach to office premises in ways which work for both staff and clients, including clients who wish to meet with us face-to-face. Outreach in communities outside of city centres is complementary to this approach. During 2023, we provided outreach services in Limerick, Clare, Galway and Mayo and we plan to expand such services elsewhere in the country in a co-ordinated way.

## **Objective 6 - Establishing a suite of reporting templates**

The development of meaningful, measurable, accurate and timely metrics of Threshold's activity and impact is a key and ongoing area of work for our organisation. It is a central element of the strategic plan, and, over their lifetime, these KPIs will be further refined to best reflect organisational progress and the achievement of strategic goals.

This is in the context of significant change in both our housing and labour markets, and in relation to shifts in society, technology, regulation and in how organisations evolve. Related to the KPIs, the Monitoring and Evaluation section of the new strategic plan sets out the organisational structures that will monitor, analyse, and change/intervene to ensure that the plan achieves its aims and objectives. Establishing a consistent process for reporting our activities is also recognised as one of the inputs or enablers for the success of the plan.

The Operations Sub-Committee (which was established in 2022) is tasked, among other work, with the monitoring of progress of our services and related supports through appropriate KPIs. Mentioned earlier, the recently recruited Quality, Systems and Reporting Manager will be responsible for auditing all existing sources of information on services activities, including the cloud-based phone system, the client case-management database, email, and web communications relating to client services. Enhancing our use of existing data in this way will help to cultivate a culture of continuous improvement throughout the organisation.

## **Objective 7 - Engaging and consulting with clients**

Another input or enabler of the strategic plan is the development of a client engagement and consultation process. Following the development of a comprehensive stakeholder analysis and plan in 2022, Threshold decided to prioritise its clients in the stakeholder engagement plan. A plan to engage specifically with clients was established in 2023 with the support and oversight of the Strategy and Fundraising sub-committee. The aim of the plan is to identify and address the concerns of Threshold clients.

An initial survey was designed to identify:

- The preferred contact methods of clients
- Clients' satisfaction levels with the service received (from initial contact to close of case)
- The degree to which a client improved their awareness of their rights and their ability to assert those rights
- The areas in which clients believe Threshold can improve
- Clients who are interested in participating in follow-up engagement sessions (e.g. focus groups)

The findings of this initial survey will inform the future development of Threshold's service delivery model and engagement and communications with clients. It will also underpin the development of a stakeholder engagement policy. The survey will be rolled out in 2024.

<sup>1</sup> All advisor names have been changed to protect their privacy.

<sup>2</sup> All case study names have been changed to protect their privacy.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## REVIEW OF FINANCIAL OUTCOME 2023

The financial outcome for 2023 is set out in the 'Statement of Financial Activities'. Threshold's total income was €4,816,681 (2022: €4,189,426) in the year ended 31 December 2023, an increase of 15% on the prior year. This is due to increased statutory income along with a one-off profit from the sale of our Stoneybatter premises of €317,639 which was no longer fit for purpose, the proceeds of which will be used for the purchase of a replacement property. During 2023 Threshold continued to have a diversified income base which includes income from public donations and government grants. The key risks facing Threshold are dealt with in the section on Structure, Governance and Management.

Threshold received a total of €3,324,737 in grants from State sources - see note 4 to the financial statements and below for analysis by donor. This represents a 22% increase from our 2022 levels. This increase is primarily due to increased support for our core activities and the regional Tenancy Protection Service.

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 2023 Threshold received €1,160,448 from this income stream - see note 4 to the financial statements. This represents a decrease of 20% when compared to 2022, due to lower general donations along with the fall in one off donations of €350k (€500k in 2022). 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 €3,974,719 represents a 6% increase from the 2022 level of €3,748,273. Expenditure on charitable activities in 2023 totalled €3,412,541, an increase of 15% from 2022 levels. As can be seen in note 5, most of the increase was due to the expansion of our Policy & Advocacy activities and the Tenancy Protection Service.

The cost of raising funds totalled €562,178 in 2023, a decrease of 28% due to savings incurred on salary costs due to staff movements during year and continued efforts to run campaigns on a more efficient basis.

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 €505,975 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	2023	2022
Return on fundraising spend	2.00	1.90
State income as a percentage of total expenditure	84%	73%
Support costs as a percentage of total costs	13%	11%
Free reserves as a percentage of total income	23%	25%

- Return on fundraising spend essentially measures how much Threshold earns for each euro spent on fundraising. A higher return in 2023 reflects the saving on the cost of raising funds compared to 2022.
- State income as a percentage of total expenditure indicates the proportion of work for which Threshold is 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 2023 has decreased due to the funds designated for a replacement property in Dublin.

Overall, we are satisfied with the financial performance for the year.

# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## 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 €6,214,386 at 31 December 2023 are detailed in note 15 to the financial statements and fall into two categories:

- Restricted funds (€1,038,761): 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 (€5,175,625): these are of two types:
  - Designated funds (€4,066,516); 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 2023 funds had been designated for specific purposes as outlined in note 15 to the financial statements.
  - General unrestricted funds (€1,109,109); 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 2023 the level is 23% of total income.

## 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 2023. Based on the results for the year, the year end financial position and the approved 2024 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.

## 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 Secretary

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:

Liam Reid	(Chairperson)
Bernard Cronin	(Treasurer)
Martin Whelan	(resigned 19 February 2024)
Geoff Byrne	
Patricia Sheehy Skeffington	
Brian Murphy	
Sarah Sheridan	
Laura Harmon	
Elaine McGrath	
Yvonne Harris	
Fernanda Camargo	

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

# Threshold

## DIRECTORS REPORT

for the financial year ended 31 December 2023

- 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;
- Meeting 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

Laura Harmon acts as 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 2023) and there are sub-committees covering Governance, Finance, Audit and Risk, HR and Remuneration, Operations, Services and Facilities, and Strategy and Fundraising. 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 Senior Leadership Team to which day-to-day management is delegated. Matters such as policy, strategic planning, and budgets are drafted by the Senior Leadership Team for consideration and approval by the Board, which then monitor the implementation of these plans. Threshold is registered with the Charities Regulator and operates to the Charities Regulator's Governance Code. As an Approved Housing Body Threshold is registered with the Approved Housing Bodies Regulatory Authority (AHBRA), registration number AHB 03166.

Our full Donor Charter is available at the following link: [www.threshold.ie/getinvolved](http://www.threshold.ie/getinvolved)

### Risk Management

The Directors have a risk management strategy which comprises:

- regular reviews of the principal risks faced by the organisation
- the development and implementation of policies, systems, and procedures to mitigate those risks identified in the regular reviews
- monitoring of procedures on an on-going basis including assessing control effectiveness

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:

- Resources
- Cyber security
- Data protection
- Funding

These risks are managed by ensuring mitigations and 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.



# Threshold DIRECTORS REPORT

for the financial year ended 31 December 2023

## Lobbying and Political Contributions

There were no political contributions in 2022 and 20223, 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.

## Compliance with Sector-Wide Legislation and Standards

The charity engages pro-actively with legislation, standards and codes which are developed for the sector. Threshold subscribes to and is compliant with the following:

- The Companies Act 2014
- The Charities SORP (FRS 102)
- The Charities Governance Code

## Auditors

The auditors, Whelan Dowling & Associates, (Chartered Accountants) have indicated their willingness to continue in office in accordance with the provisions of section 383(2) of the Companies Act 2014.

## Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as each of the persons who are Directors at the time this report is approved are aware, there is no relevant audit information of which the statutory auditors are unaware. The Directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they have established that the statutory auditors are aware of that information.

## Accounting Records

To ensure that adequate accounting records are kept in accordance with Sections 281 to 285 of the Companies Act 2014, the Directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 25 Strand Street Great, Dublin 1.

Approved by the Board of Directors on 20<sup>th</sup> June 2024 and signed on its behalf by:

Liam Reid  
Chairperson

Bernard Cronin  
Treasurer

## **Threshold DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 December 2023

The Directors are responsible for preparing the financial statements in accordance with applicable 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 the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. 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 charity as at the financial year end date and of the net income or expenditure of the charity 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 apply them consistently;
- observe the methods and principles in the Statement of Recommended Practice: Accounting and Reporting by Charities (2019), effective 1 January 2019;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with the relevant financial reporting framework, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The Directors confirm that they have complied with the above requirements in preparing the financial statements.

The Directors are responsible for ensuring that the charity keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the charity, enable at any time the assets, liabilities, financial position and net income or expenditure of the charity to be determined with reasonable accuracy, enable them to ensure that the financial statements and the Directors' Annual Report comply with Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the Directors are aware:

- there is no relevant audit information (information needed by the charity's auditor in connection with preparing the auditor's report) of which the charity's auditor is unaware, and
- the Directors have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information.

**Approved by the Board of Directors on 20<sup>th</sup> June 2024 and signed on its behalf by:**

**Liam Reid**  
Chairperson

**Bernard Cronin**  
Treasurer

# INDEPENDENT AUDITOR'S REPORT to the Members of Threshold

## Report on the audit of the financial statements

### Opinion

We have audited the charity financial statements of Threshold for the financial year ended 31 December 2023 which comprise the Statement of Financial Activities (incorporating an Income and Expenditure Account), the Balance Sheet, the Statement of Cash Flows and the related 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 Irish law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the charity as at 31 December 2023 and of its net incoming resources for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", as applied in accordance with the provisions of the Companies Act 2014 and having regard to the Charities SORP; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

### Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and 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 ISAs (Ireland) 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 charity'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 directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. 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 a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Opinions on other matters prescribed by the Companies Act 2014

Based solely on the work undertaken in the course of the audit, we report that:

- in our opinion, the information given in the Directors' Annual Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- in our opinion, the Directors' Annual Report has been prepared in accordance with the Companies Act 2014.

We have obtained all the information and explanations which we consider necessary for the purposes of our audit.

In our opinion the accounting records of the charity were sufficient to permit the financial statements to be readily and properly audited. The financial statements are in agreement with the accounting records.

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

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

# INDEPENDENT AUDITOR'S REPORT to the Members of Threshold

## Respective responsibilities

### Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 26 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 they 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 charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

### Auditor's 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 Auditor's 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 aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

### Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:


- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by directors.
- 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 charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the charity 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.

We communicate 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 we identify during our audit.

## **INDEPENDENT AUDITOR'S REPORT to the Members of Threshold**

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

Our report is made solely to the charity'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 charity's members those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the charity and the charity's members, as a body, for our audit work, for this report, or for the opinions we have formed.



**Sean Whelan FCA**

**for and on behalf of**

**WHELAN DOWLING & ASSOCIATES**

Chartered Accountants and Statutory Audit Firm

Block 1, Unit 1 & 4,

Northwood Court

Santry

Dublin 9

## Threshold STATEMENT OF FINANCIAL ACTIVITIES

(Incorporating an Income and Expenditure Account)  
for the financial year ended 31 December 2023

	Notes	Unrestricted Funds 2023 €	Restricted Funds 2023 €	Total Funds 2023 €	Total Funds 2022 €
<b>INCOMING RESOURCES</b>					
Donations, legacies and trusts	4	799,448	361,000	1,160,448	1,443,677
Income from charitable activities	4	1,169,801	2,154,636	3,324,437	2,727,337
Other trading activities	4	10,285	3,601	13,886	18,141
Income from investments	4	271	-	271	271
Other Income	4	317,639	-	317,639	-
<b>Total incoming resources</b>		<b>2,297,444</b>	<b>2,519,237</b>	<b>4,816,681</b>	<b>4,189,426</b>
<b>RESOURCES EXPENDED</b>					
Expenditure on raising funds	5	528,173	34,005	562,178	782,340
Expenditure on charitable activities	5	953,970	2,458,571	3,412,541	2,965,933
<b>Total resources expended</b>		<b>1,482,143</b>	<b>2,492,576</b>	<b>3,974,719</b>	<b>3,748,273</b>
<b>Net Incoming Resources</b>		<b>815,301</b>	<b>26,661</b>	<b>841,962</b>	<b>441,153</b>
Transfer between funds	15	51,282	(51,282)	-	-
Net movement in funds		866,583	(24,621)	841,962	441,153
Total funds at beginning of year	15	4,309,042	1,063,382	5,372,424	4,931,271
<b>Total funds at end of year</b>	<b>15</b>	<b>5,175,625</b>	<b>1,038,761</b>	<b>6,214,386</b>	<b>5,372,424</b>

The Statement of Financial Activities includes all gains and losses recognised in the financial year.  
All income and expenditure relate to continuing activities.

Approved by the Board of Directors on 20<sup>th</sup> June 2024 and signed on its behalf by:

Liam Reid  
Director

Bernard Cronin  
Treasurer

# Threshold BALANCE SHEET

as at 31 December 2023

	Notes	2023 €	2022 €
<b>Fixed Assets</b>			
Tangible assets	10	2,968,545	2,848,688
<b>Current Assets</b>			
Debtors	11	202,895	122,815
Cash at bank and in hand		4,631,196	3,906,222
		4,834,091	4,029,037
Creditors: Amounts falling due within one year	12	(394,269)	(268,870)
<b>Net Current Assets</b>		4,439,822	3,760,167
<b>Total Assets less Current Liabilities</b>		7,408,367	6,608,855
Creditors (amounts falling due after more than one year)	13	(1,193,981)	(1,236,431)
<b>Net Assets</b>		6,214,386	5,372,424
<b>Funds</b>			
Board Designated funds	15	5,175,625	4,309,042
Restricted funds	15	1,038,761	1,063,382
<b>Total funds</b>		6,214,386	5,372,424

Approved by the Board of Directors on 20<sup>th</sup> June 2024 and signed on its behalf by:

Liam Reid  
Director

Bernard Cronin  
Treasurer

## Threshold STATEMENT OF CASH FLOWS

for the financial year ended 31 December 2023

	Notes	2023 €	2022 €
<b>Cash flows from operating activities</b>			
Net incoming resources for the year		841,962	441,153
Depreciation		106,097	135,731
Deposit interest received		(271)	(271)
Loan interest paid		27,852	29,360
Movement in debtors		(80,080)	(31,889)
Movement in creditors		(208,496)	12,554
		<u>687,064</u>	<u>586,638</u>
<b>Net cash flows from operating activities</b>			
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Deposit interest received		271	271
Disposal of tangible fixed assets		560,000	-
Purchase of tangible fixed assets		(445,561)	(20,835)
		<u>114,710</u>	<u>(20,564)</u>
<b>Net cash flows from investing activities</b>			
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Loan received from Housing Finance Agency		-	-
Capital Advanced Leasing Facility (CALF) loan received		-	-
Loan repayments		(48,948)	(47,440)
Loan interest paid		(27,852)	(29,360)
		<u>(76,800)</u>	<u>(76,800)</u>
<b>Net cash flows from financing activities</b>			
<b>Net increase in cash</b>		<b>724,974</b>	489,274
Cash at bank and in hand at beginning of year		<u>3,906,222</u>	<u>3,416,948</u>
<b>Cash at bank and in hand at end of year</b>		<b><u>4,631,196</u></b>	<b><u>3,906,222</u></b>



# Threshold

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

### 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 25 Strand Street Great, Dublin 1, D01 XP04 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 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)', effective 1 January 2019.

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.

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.

**2 ACCOUNTING POLICIES (continued)**

**c) Incoming Resources (continued)**

• **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.

**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.

• **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.

**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 had been granted exemption under Sections 207 and 208 of the Taxes Consolidation Act, 1997. Irrecoverable value added tax is expensed as incurred.

# Threshold NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

continued

## 2 ACCOUNTING POLICIES (continued)

### g) Taxation (continued)

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. The company is compliant with relevant Circulars, including Circular 44/2006, "Tax Circulars Procedures Grants, Subsidies and Similar Type Payments."

### 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
- Leasehold improvements	10% per annum straight line
- Computer and office equipment	33.33% per annum straight line
- Office fixtures and fittings	10% per annum straight line

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.

#### • 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.

# Threshold NOTES TO THE FINANCIAL STATEMENTS

continued

for the financial year ended 31 December 2023

## 2 ACCOUNTING POLICIES (continued)

### 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.

### 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.

# Threshold NOTES TO THE FINANCIAL STATEMENTS

continued

for the financial year ended 31 December 2023

## 3 CRITICAL ACCOUNTING JUDGEMENTS AND ESTIMATES (continued)

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.

## 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 2023 €	Restricted Funds 2023 €	Total Funds 2023 €	Total Funds 2022 €
<b>Income from donations, legacies and trusts</b>				
General donations	697,937	-	697,937	839,178
Legacies and trusts	101,511	361,000	462,511	604,499
	<u>799,448</u>	<u>361,000</u>	<u>1,160,448</u>	<u>1,443,677</u>
<b>Income from charitable activities</b>				
Dublin Region Homeless Executive	-	784,242	784,242	724,721
Department of Social Protection – CE Scheme	-	151,867	151,867	140,028
Department of Social Protection – Jobplus Incentive	4,167	-	4,167	6,563
Department of Housing, Planning, and Local Government - Grant in Aid & 'Own your Rights' campaign funding	831,170	127,259	958,429	536,960
Department of Housing, Planning, and Local Government - National TPS	-	400,000	400,000	400,000
Health Services Executive	-	61,104	61,104	62,104
Department of Health Inflation Fund	-	3,291	3,291	-
Cork City Council	8,000	378,628	386,628	325,000
Cork County Council	17,000	-	17,000	17,000
Galway City Council	25,000	157,396	182,396	137,476
Citizens Information Board	47,000	-	47,000	47,000
Rental and payment and availability income	237,464	-	237,464	239,950
Pobal-Scheme to Support National Organisations	-	90,849	90,849	90,535
	<u>1,169,801</u>	<u>2,154,636</u>	<u>3,324,437</u>	<u>2,727,337</u>

# Threshold NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

continued

## 4 INCOMING RESOURCES (continued)

	Unrestricted Funds 2023 €	Restricted Funds 2023 €	Total Funds 2023 €	Total Funds 2022 €
<b>Income from other trading activities</b>				
Rent book income and royalties	1,841	-	1,841	2,765
Training income	8,444	3,601	12,045	11,326
Research income	-	-	-	4,050
	<u>10,285</u>	<u>3,601</u>	<u>13,886</u>	<u>18,141</u>
<b>Income from investments</b>				
Bank interest	271	-	271	271
<b>Other income</b>				
Profit on sale of fixed assets	317,639	-	317,639	-
<b>Total incoming resources</b>	<u><u>2,297,444</u></u>	<u><u>2,519,237</u></u>	<u><u>4,816,681</u></u>	<u><u>4,189,426</u></u>
<b>Allocated as follows:</b>				
Tenancy Protection Service	-	1,498,338	1,498,338	1,352,197
Advice Services	2,059,980	754,521	2,814,501	2,350,694
Access Housing Unit	-	171,928	171,928	152,000
Policy & Advocacy Activities	-	94,450	94,450	94,585
Housing Activity	237,464	-	237,464	239,950
<b>Total incoming resources</b>	<u><u>2,297,444</u></u>	<u><u>2,519,237</u></u>	<u><u>4,816,681</u></u>	<u><u>4,189,426</u></u>

## 5 RESOURCES EXPENDED

	Unrestricted Funds 2023 €	Restricted Funds 2023 €	Total Funds 2023 €	Total Funds 2022 €
<b>Expenditure on raising funds</b>				
Fundraising expenses and salaries	477,914	34,005	511,919	731,926
Support costs	50,259	-	50,259	50,414
	<u>528,173</u>	<u>34,005</u>	<u>562,178</u>	<u>782,340</u>
<b>Expenditure on charitable activities</b>				
Tenancy Protection Service	-	1,691,511	1,691,511	1,416,322
Advice Services	549,188	396,738	945,926	927,687
Access Housing Unit	-	192,780	192,780	182,237
Policy & Advocacy activities	114,017	177,542	291,559	175,893
Housing activity	290,765	-	290,765	263,794
	<u>953,970</u>	<u>2,458,571</u>	<u>3,412,541</u>	<u>2,965,933</u>
<b>Total resources expended</b>	<u><u>1,482,143</u></u>	<u><u>2,492,576</u></u>	<u><u>3,974,719</u></u>	<u><u>3,748,273</u></u>

# Threshold NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

continued

## 5 RESOURCES EXPENDED (Continued)

Expenditure on charitable activities is analysed as follows:

	Tenancy Protection Service €	Advice Services €	Access Housing Unit €	Policy & Advocacy Activities €	Housing Activity €	Total €
Salaries	1,146,535	430,530	132,969	177,359	12,438	1,899,831
DSP CES salaries & costs	-	155,893	-	-	-	155,893
Other HR	37,508	14,652	4,420	5,146	583	62,309
Rent, rates, light, heat & insurance	71,946	27,360	3,305	6,946	418	109,975
Travel expenses	3,204	2,203	7,381	1,493	4	14,285
Printing, postage & stationery	7,436	3,695	528	1,063	169	12,891
Telephone	78,132	15,253	3,144	2,187	199	98,915
Computer software & maintenance	18,904	10,529	2,219	4,443	210	36,305
Depreciation	23,731	21,710	5,486	1,524	50,351	102,802
Research & conferences	-	-	-	2,503	-	2,503
Maintenance	30,678	17,586	2,526	2,888	100,132	153,810
Education	6,789	3,258	596	3,329	29	14,001
Information leaflets & videos	770	127,046	-	17,573	-	145,389
Professional fees	40,646	22,595	4,275	4,921	32,803	105,240
Other costs	3,368	2,035	773	723	719	7,618
Loan interest	-	-	-	-	35,058	35,058
Support costs	221,864	91,581	25,158	59,461	57,652	455,716
	<u>1,691,511</u>	<u>945,926</u>	<u>192,780</u>	<u>291,559</u>	<u>290,765</u>	<u>3,412,541</u>

## 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	3,156	44,821	1,900	382	50,259
Tenancy Protection Service	13,950	197,829	8,399	1,686	221,864
Advice services	5,723	81,720	3,446	692	91,581
Access Housing Unit	1,578	22,439	950	191	25,158
Policy & Advocacy activities	3,787	52,936	2,280	458	59,461
Housing activity	3,682	51,308	2,217	445	57,652
	<u>31,876</u>	<u>451,053</u>	<u>19,192</u>	<u>3,854</u>	<u>505,975</u>

# Threshold NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

continued

## 7 STATUTORY INFORMATION

	2023	2022
	€	€
<b>Net incoming resources for the year is arrived at after charging/(crediting):</b>		
Directors' remuneration	-	-
Auditors' remuneration	10,963	10,963
Depreciation of tangible fixed assets	106,097	135,731
Operating leases - equipment	6,035	1,890
Deposit interest	(271)	(271)
Loan interest	35,058	36,579
Bank interest and charges	<u>1,959</u>	<u>2,197</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 €1,355 (2022: €1,401).

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.

## 9 EMPLOYEE INFORMATION

<b>a) Average Number of employees</b>	<b>2023</b>	<b>2022</b>
Charitable activities service delivery	58	49
Raising funds and support services	11	10
	<u>69</u>	<u>59</u>
<b>b) Total staff costs</b>	<b>2023</b>	<b>2022</b>
	€	€
Wages and salaries	2,407,077	2,132,407
Social welfare costs	257,210	227,995
Pension contributions	75,277	64,123
Other staff costs	50	250
	<u>2,739,614</u>	<u>2,311,703</u>
<b>c) Senior staff remuneration</b>	<b>2023</b>	<b>2022</b>
The number of staff earning salaries over €70,000 is:		
Band €70,000 to €79,999	-	1
Band €80,000 to €89,999	1	-
Band €90,000 and greater	1	1
	<u>2</u>	<u>2</u>



# Threshold NOTES TO THE FINANCIAL STATEMENTS

continued

for the financial year ended 31 December 2023

## 9 EMPLOYEE INFORMATION (Continued)

d) Key management remuneration	2023 €	2022 €
Salaries	<u>595,254</u>	<u>485,932</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 €91,039 in 2023. 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.

## 10 TANGIBLE FIXED ASSETS

	<b>Fixtures, Fittings and Computers</b> €	<b>Leasehold Improvements</b>	<b>Housing Buildings</b>	<b>Office Buildings</b>	<b>Total</b>
<b>Cost</b>					
01 January 2023	251,898	221,274	2,511,139	1,528,088	4,512,399
Additions	16,455	-	-	429,106	445,561
Disposals	<u>(82,013)</u>	<u>-</u>	<u>-</u>	<u>(1,089,098)</u>	<u>(1,171,111)</u>
31 December 2023	<u>186,340</u>	<u>221,274</u>	<u>2,511,139</u>	<u>868,096</u>	<u>3,786,849</u>
<b>Accumulated Depreciation</b>					
01 January 2023	225,419	194,467	310,249	933,576	1,663,711
Charge	20,566	17,946	50,223	17,362	106,097
On disposals	<u>(79,240)</u>	<u>-</u>	<u>-</u>	<u>(872,264)</u>	<u>(951,504)</u>
31 December 2023	<u>166,745</u>	<u>212,413</u>	<u>360,472</u>	<u>78,674</u>	<u>818,304</u>
<b>Net Book Amount</b>					
31 December 2023	<u>19,595</u>	<u>8,861</u>	<u>2,150,667</u>	<u>789,422</u>	<u>2,968,545</u>
31 December 2022	<u>26,479</u>	<u>26,807</u>	<u>2,200,890</u>	<u>594,512</u>	<u>2,848,688</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

	2023 €	2022 €
<b>Amounts falling due within one year:</b>		
Monies held by solicitor	22,763	36,728
Other grants receivable	166,214	31,700
Prepayments and accrued income	<u>13,918</u>	<u>54,387</u>
	<u>202,895</u>	<u>122,815</u>

# Threshold

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

continued

12 CREDITORS	2023	2022
	€	€
Creditors and accruals	243,428	122,501
Loan repayments due within one year	65,319	64,611
Deferred income	26,415	27,512
Payroll taxes	59,107	54,246
	<u>394,269</u>	<u>268,870</u>

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

Threshold was awarded a grant of up to €273,000 by Pobal under its Scheme to Support National Organisations in the Voluntary Sector 2022-2025 sponsored by the Department of Rural and Community Development in 2022. 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 2022 to 30 June 2025.

13 CREDITORS (AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR)	2023	2022
	€	€
Capital Advanced Leasing Facility (CALF)	397,257	390,051
Loan repayments due after one year	796,724	846,380
	<u>1,193,981</u>	<u>1,236,431</u>

### 14 DETAILS OF BORROWINGS

Maturity Analysis	Repayable within <u>one year</u>	Repayable between one & two years	Repayable between two & five years	Repayable after <u>five years</u>	<u>Total</u>
	€	€	€	€	€
<b><u>Repayable other than by instalments</u></b>					
Capital Advanced Leasing Facility (CALF)	-	-	-	397,257	397,257
<b><u>Repayable by instalments</u></b>					
Clann Credo CLG	17,592	17,592	52,776	191,147	279,107
Housing Finance Agency	47,727	47,727	143,181	344,301	582,936
	<u>65,319</u>	<u>65,319</u>	<u>195,957</u>	<u>932,705</u>	<u>1,259,300</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 and is accrued for the duration of the CALF.

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.

Threshold has Certified Body status with the Housing Finance Agency (HFA). The loans are secured by fixed charges on specific housing properties.

# Threshold NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2023

continued

15 FUNDS	Balance at 01/01/2023 €	Incoming Resources €	Resources Expended €	Fund Transfers €	Balance at 31/12/2023 €
<b><u>Unrestricted Funds</u></b>					
General	936,707	2,195,933	(1,376,046)	(647,485)	1,109,109
Designated property asset	3,248,688	-	(106,097)	785,954	3,928,545
Legacies, foundations and trusts	-	101,511	-	(101,511)	-
Designated building maintenance	123,647	-	-	14,324	137,971
<b>Total unrestricted funds</b>	<b>4,309,042</b>	<b>2,297,444</b>	<b>(1,482,143)</b>	<b>51,282</b>	<b>5,175,625</b>
<b><u>Restricted Funds</u></b>					
ESB Energy for Generations Fund	2,978	-	-	-	2,978
Legacies, foundations and trusts	1,054,004	361,000	(34,005)	(350,000)	1,030,999
Tenancy Protection Service	-	1,498,338	(1,691,511)	193,173	-
Access Housing Service	-	171,928	(192,780)	20,852	-
Advice Service	-	245,255	(244,446)	(809)	-
Department of Social Protection					
- CE Scheme	10,147	151,867	(155,893)	6,000	12,121
Pobal Scheme to Support					
- National Organisations	(3,747)	90,849	(173,941)	79,502	(7,337)
<b>Total restricted funds</b>	<b>1,063,382</b>	<b>2,519,237</b>	<b>(2,492,576)</b>	<b>(51,282)</b>	<b>1,038,761</b>
<b>Total funds</b>	<b>5,372,424</b>	<b>4,816,681</b>	<b>(3,974,719)</b>	<b>-</b>	<b>6,214,386</b>

## 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 Legacies, Foundations and Trusts**  
This fund relates to monies donated used for the ongoing costs of homeless prevention frontline services.
- **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 Legacies, Foundations and Trusts**  
Restricted legacies, foundations and trusts are included in restricted funds when they are declared by the donor for a specific operating purpose when making the donation. Such funds are segregated, and the charity may only lawfully use those funds for the specific purpose.

# Threshold

## NOTES TO THE FINANCIAL STATEMENTS

continued

for the financial year ended 31 December 2023

### 15 FUNDS (Continued)

- **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. The purpose of the grant is to enhance the employability of unemployed persons by providing work experience and training for them within their communities. €12,233 of this grant was deferred at the year end.

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

Threshold was awarded a grant of up to €273,000 through the following programme, Scheme to Support National Organisations (SSNO), sponsored by the Department of Rural and Community Development and administered by Pobal on behalf and as an agent of the Department. Funding is towards the costs of a policy and legal officer to facilitate the campaigns etc. during the period 1 July 2022 to 30 June 2025.

#### Analysis of Net Assets Between Funds is as follows:

	General Fund	Designated Funds	Restricted Funds	Total Funds 2023
Tangible fixed assets	-	2,968,545	-	2,968,545
Debtors	22,763	13,918	166,214	202,895
Cash at bank and in hand	1,402,443	2,343,353	885,400	4,631,196
Creditors (amounts falling due within one year)	(316,097)	(65,319)	(12,853)	(394,269)
Creditors (amounts falling due after one year)	-	<u>(1,193,981)</u>	-	<u>(1,193,981)</u>
<b>Total</b>	<u>1,109,109</u>	<u>4,066,516</u>	<u>1,038,761</u>	<u>6,214,386</u>

### 16 PROPERTY RENTAL COMMITMENTS

Property rental commitments are as follows:

Within one year	€ 52,000
Between two and five years	185,250
After more than five years	<u>-</u>
	<u>237,250</u>

### 17 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.

### 18 POST-BALANCE SHEET EVENTS

There have been no significant events affecting the Charity since the financial year-end.

### 19 APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the Board of Directors on **20<sup>th</sup> June 2024**.