

Charity Number CHY 8259

**ALONE**

**Trustees' Report and Financial Statements**

**for the year ended 31<sup>st</sup> December 2014**



## ALONE

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## **ALONE**

### **Trust Information**

<b>Trustees</b>	Mr. Aidan Bowers - Chairman Mr. Jeremy Chapman Mr. Gerard Cosgrove - Treasurer Ms. Annette Gavigan - Secretary Mr. Michael Hodgins Ms. Liz Kilcommons Ms. Patricia Larkin Mr. Eddie Matthews Mr. Kevin Mc Conville - Honorary Member Mr. Pat Morgan Mr. Joe Sheedy
<b>Chief Executive Officer</b>	Mr. Sean Moynihan
<b>Revenue Charity Number</b>	CHY 8259
<b>Charity Regulator Number</b>	20020057
<b>Auditors</b>	Anne Brady McQuillans DFK Chartered Accountants & Registered Auditors Iveagh Court Harcourt Road Dublin 2 Ph: 01 478 6600
<b>Registered Office &amp; Business Address</b>	Olympic House Pleasants Street Dublin 2
<b>Bankers</b>	Bank of Ireland Walkinstown Dublin 12 Ph: 01 456 7401
<b>Solicitors</b>	O'Driscoll & Co. 7 Argyle Square Morehampton Road Dublin 4 Ph: 01 660 9055

## ALONE

### Trust Information

#### Investment Managers

Davy  
49 Dawson Street  
Dublin 2  
Ph: 01 614 9900

## **ALONE**

### **Trustees' Report for the year ended 31st December 2014**

The Trustees' present their report and the financial statements for the year ended 31st December 2014.

#### **Key achievements of the Trust in 2014:**

- two new external independent Trust members were appointed
- signed up to Housing Regulator and Charity Regulator
- Trustees declared and created procedures to deal with conflict of interest and code of conduct
- Active Subcommittees - Finance, HR, Governance and Services
- the Trustees approved the new management structure within the organisation

#### **Principal Activities, Business Review and Future Developments**

ALONE is a registered charity in the Republic of Ireland (CRA number 20020057 ), granted charitable status under Sections 207 and 208 of the Taxes Consolidation Act 1997 (Revenue Charity Number CHY8259) and setup under a Trust Deed. The objectives of the Trust are developed further in the Trustees' Activities Report. The accounts are prepared in accordance with SORP standards.

#### **Results**

The net incoming/(outgoing) resources are as set out on page 20.

#### **Principal Risks and Uncertainties**

The Trustees' have assessed the risks and have taken measures to manage these risks in ALONE as follows:

##### *Charity Income Risk and Funding Risk*

In common with other organisations operating in Ireland in this sector, the Trust is dependent upon voluntary income donations. The charity is also affected by both the budgetary constraints of the public and fluctuating investment returns. The Trust's policy is to ensure that sufficient resources are available either from cash balances and cash flows to ensure all obligations can be met when they fall due. The Trustees are of the opinion that the trust is well positioned to manage the costs of running the trust.

#### **Trustees**

The Board of Trustees' of the organisation under the terms of objectives of the Trust are as set out on page 1.



## ALONE

### Trustees' Report for the year ended 31st December 2014

#### Books of Account

The measures taken by the Trustees' to ensure compliance regarding proper books of account; the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The books of account of the Trust are maintained at the business address.

#### Auditors

The auditors, Anne Brady McQuillans DFK, have indicated their willingness to continue in office.

#### Payment of Creditors

The trustees acknowledge their responsibility for ensuring compliance with the provisions of the EC (Late Payment) Regulation 2002. It is the trust's policy to agree payment terms with all suppliers and to adhere to those payment terms

#### Events after the Balance Sheet Date

There have been no circumstances or events subsequent to the year end, which require disclosure in or adjustments to the financial statements or in the notes thereto.

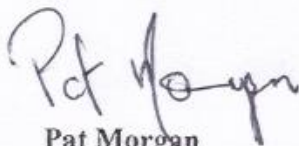
#### Going Concern

Although ALONE is partly reliant on donations from the general public, in the last number of years rental income has increased significantly making ALONE more and more self-sufficient, this trend is expected to continue for the next number of years. The Trustees have reviewed all relevant information and are confident that ALONE has adequate financial resources to continue in operational existence for the foreseeable future, on this basis they consider it appropriate to prepare the financial statements on a going concern basis.

#### Research and Development

ALONE did not engage in any research and development activity during the year.

On behalf of the Trust



Pat Morgan  
Trustee



Gerard Cosgrove  
Trustee

Date:

6th July 2015

## **ALONE**

### **Trustees' Activity Report for the year ended 31st December 2014**

#### **Structure, Governance and Management**

ALONE was founded in 1977. The governing document of ALONE is its Deed of Trust.

#### **The Board of Trustees**

The Trustees ensure that the values and principles of ALONE are safe-guarded and that the Deed of Trust is kept under review. The Board ensures that ALONE has clear plans with strategic and long term goals and that ALONE's activities are monitored and risks managed.

The Trustees meet at least six times a year. In addition, Members meet in sub-groups, as required, to consider matters relating to (1) Governance and Service 2) Finance and Fundraising and 3) Human Resources. No Trustee receives remuneration for their service.

#### **Role of a Trustee**

- Trustees should understand their legal obligation
- Act independently of each other
- Understand the role of the Board as described above and to work to ensure that the Board meets these responsibilities.
- Understand the roles of ALONE office-holders (Chair, Secretary and Trustee).
- Be accountable for their actions
- Actively contribute to the work of ALONE - via sub committees of the Board or as an office holder and to attend meetings
- Keep up to date with general day to day operations of ALONE.
- Trustees "are required to attend Board meetings".
- Be bound by the majority decisions of the Board and accepting collective responsibility.
- All Members, life, or Honorary Members, are always bound by the authority of the Board and are present to ensure the good governance of ALONE. Note: All office holders and Board Members are offered training.

#### **Trustee Recruitment**

If the Board identifies a need for new Members, it commences a process to recruit. New Members are appointed by unanimous agreement of the existing Members for a term agreed at the time of their appointment. All new Trustees take part in an induction to ensure full understanding of their role and responsibilities and are offered training in Board Membership and Leadership.



## **ALONE**

### **Trustees' Activity Report for the year ended 31st December 2014**

#### **Staff**

The day-to-day management of ALONE is delegated to the Chief Executive. In 2014 ALONE employed twelve staff. These are supported by seven interns and over 160 volunteers.

#### **Planning**

ALONE has a strategic planning process. Plans are based on the current and emerging needs of vulnerable older people, through consultation.

Annual plans cover our work, team responsibilities and budgets. Progress is tracked through performance indicators, statistics and feedback from older people and other stakeholders.

#### **Quality**

ALONE is committed to an ISO quality management system. This externally monitored system assures the best standard of service for the older people supported by ALONE and value for money to donors. ALONE is internally and externally audited to encourage good practice.

#### **Finances**

ALONE has three main sources of funding:

- 1) Rent which has risen 400% in the last five years.
- 2) Donations and legacies
- 3) Investments

#### **Risks**

Consideration of risk, and putting structures in place to manage risk, are key responsibilities of the Board. The CEO is responsible for implementing the risk strategy of ALONE and the staff and volunteer team is responsible for compliance. ALONE keeps a reserve of €1 million to ensure that it can continue to operate for a time if all income ceases.

#### **Aims and Objectives**

Our Vision is a society where older people are included as valued and empowered members of the community.



## ALONE

### Trustees' Activity Report for the year ended 31st December 2014

#### **Mission Statement**

Our Mission is to support older people in need through supportive housing, befriending, community response and campaigning services.

#### **What we do:**

##### *Supportive Housing*

Provides homeless older people with the comfort, safety, and support they need to age in the community. Staff and volunteers work with each resident to ensure they receive the practical and personal supports required to live fulfilling, independent lives as they age. Every ALONE home is age friendly, has its own front door, and is warm and comfortable.

##### *Befriending*

Provides companionship for isolated older people. Loneliness is a serious health risk and a volunteer visit of just one hour a week can make a huge difference. Volunteers can support older people to get out and about, help with day to day tasks, or have a chat over a cup of tea at home. All ALONE volunteers are trained, Garda vetted and supported by experienced mentors.

##### *Community Response*

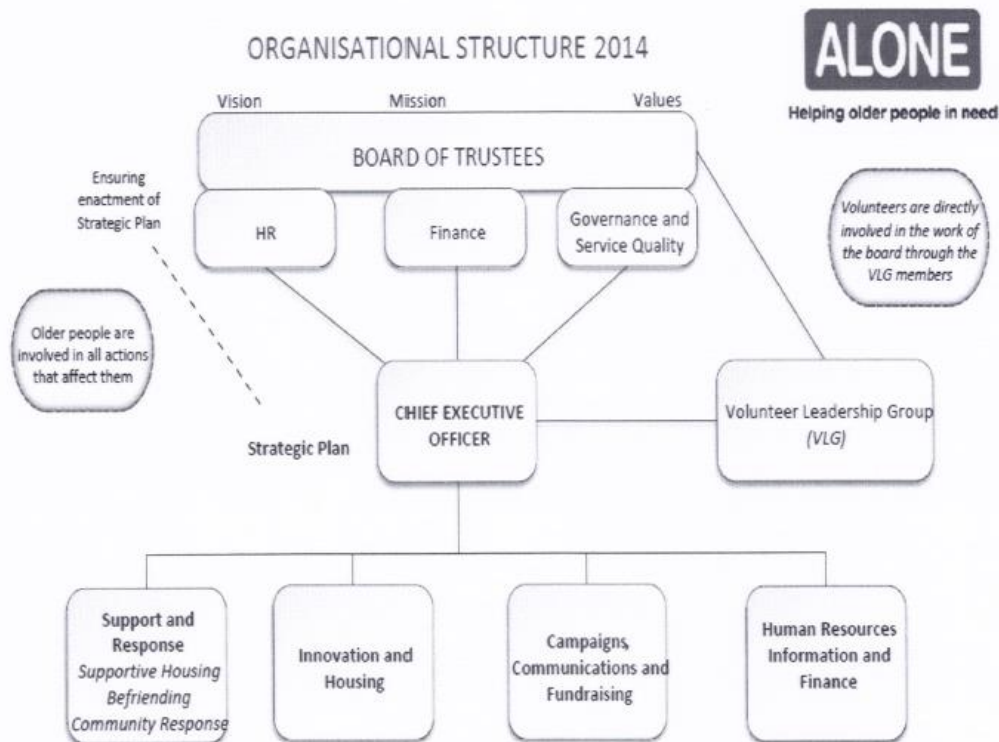
Works with older people who are in crisis situations and those who don't know where else to go for help. The main issues we deal with are poor housing, health, elder abuse, poverty and lack of services. We address the emergency situation and work with other agencies to provide long term sustainable solutions for the older people in need.

##### *Campaigns*

Are designed to tell the truth about the challenges some older people face. We work directly with older people in need, meaning that all our campaigns represent the real situations facing the older people we work with. As well as highlighting issues, our campaigns are also designed to make real changes at an individual, local and political level.

## ALONE

### Trustees' Activity Report for the year ended 31st December 2014



#### Our Work in 2014

While our first 2010-2013 Strategic Plan '**Strength in Unity**' was ambitious, we achieved and exceed our key goals. It finished with a review and consultation process leading to our new Strategic Plan '**No One Left Behind.**'

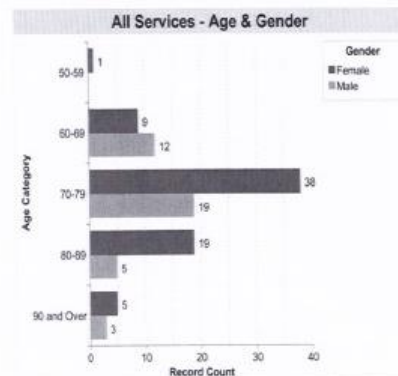
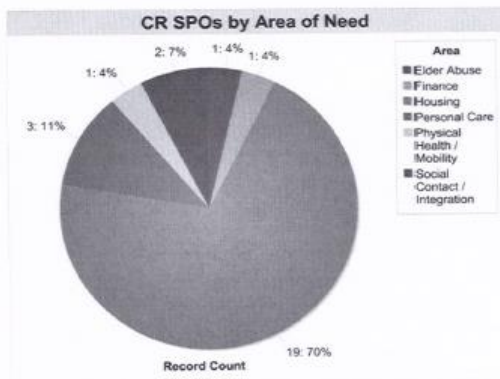
This new plan, and the process to develop it were designed to encompass all views and knowledge within ALONE, including the older people who are at the heart of our organisation.

## ALONE

### Trustees' Activity Report for the year ended 31st December 2014

2014 was the first year of our new strategic plan 'No one left behind, Strategic Plan 2014 - 2017'. The focus of this strategic plan is to promote and develop our unique ethos, be leaders in the development of quality low cost, high value services, adapt to the emerging needs of older people.

We continued to increase the number of older people we supported and the number of volunteers involved. It was a year that saw great change and we made great strides in the achievement of our 4 year strategic plan.



## **ALONE**

### **Trustees' Activity Report for the year ended 31st December 2014**

#### **ALONE Strategic Goals 2014 - 2017**

ALONE's strategic goals are informed by the following commitments:

- A. We will continue to promote and develop our unique ethos.
- B. We will aim to be leaders in the development of quality, low-cost, high-value, effective and compassionate services run by supported, trained staff and volunteers.
- C. Services will be evaluated to ensure that they meet practical and emotional needs. We will adapt to meet the emerging needs of older people in line with current research and good practice.
- D. Through income management and fundraising we will ensure that ALONE is financially stable.

#### **Service Goals**

- We will increase the capacity of our Campaigns Service to effect change and champion the rights of our older people.
- We will expand our Supportive Housing model for ALONE residents, so they can age at home for longer.
- We will explore partnerships with statutory and voluntary sector agencies that will seek to address the increasing service needs of older people and address gaps in continuum of care.
- We will increase our long term housing capacity and ensure it is linked to supports.

#### **Knowledge Goals**

- We will develop training for staff and volunteers for the changing needs of our services and link these to new quality standards.
- We will utilise new technology to maximise our impact.

#### **Organisational Goals**

- We will develop participation and feedback to include older people in decision-making and provide opportunities for them to become involved in our work in meaningful ways.
- We will develop our Board and organisational structure to increase diversity and expertise in areas which correspond to our mission statement and goals
- We will discuss and decide on the national dimension of our activities to offer training, supports and services in the most useful and appropriate ways.

#### **Examples of key projects include**

- Develop a National Befriending Quality Standard
- Develop a National Befriending Network



## **ALONE**

### **Trustees' Activity Report for the year ended 31st December 2014**

- Double the number of supportive homes for older people in need

#### **Cost Substitution**

In-kind support was more than €300,000 in 2014. Major contributors included JC Deaux and Bonfire Limited. Unilever supplied household Christmas hampers worth €25,000 which were delivered by volunteers to older people supported by ALONE. Free advertising was received from The Sunday Times and CFM Group (Setanta Sports) amongst others.

#### **Achievements by Department**

##### **Support and Response**

A new Support and Response Department was set up to assess, respond and effectively support appropriately older people who contact ALONE or who are ALONE residents.

- 2014 saw the amalgamation of the 3 core services for older people under the Support and Response Department.

- In total 714 older people in need were supported in 2014 with issues relating to housing, mental, physical and emotional health, access to services, elder abuse, finance and social contact

- The transferring of the case notes for all older people to our IT system was completed in 2014. This system that was specifically adapted for ALONE's needs and allowed us to centralise our data and gives access to up to date information at any time on any device. This introduction helped us with our data protection and efficient gathering of statistical data.

- A number of events for older people were held throughout the year including the Annual Summer Holiday, 3 Dinner Dances, 6 Small Events, a monthly Cinema Club, 2 Welcome Meetings for older people new to our services, regular Community Meetings for residents in 3 locations as well as ad hoc events run in partnership with corporate supporters and schools.

- A total of 108 older people were housed and supported by ALONE throughout 2014.

- ALONE provided Community Response support to 351 individual older people in 2014. The busiest months for Community Response were April, October and November and over half of the older people came looking for support around housing

- ALONE's Befriending Service volunteers visited 201 older people throughout 2014 to provide them with companionship and supports.

- The majority of older people we supported are between 70 and 79, while we supported 38 people over the age of 90 in 2014.

## ALONE

### Trustees' Activity Report for the year ended 31st December 2014

#### **Communications, Campaigns and Fundraising**

A new Communications, Campaigns and Fundraising Department was established to ensure a strong ALONE brand which will protect the rights of vulnerable older people and ensure the long-term financial security and sustainability of the organization.

#### **Communications**

2014 was the first year where we had a full time person working on our Communications and Campaigns. A major rebranding of all our Communications material was carried out in 2014 having secured Bonfire to do all this free of charge. This was worth over €22k to ALONE and offered a unique opportunity for us to redevelop our brand with the support of a dynamic creative agency. The following results were also achieved:

- We issued 34 press releases throughout 2014 to ensure the issues affecting the vulnerable older people we work with are kept in the media spotlight. These topics ranged from the housing crisis and Fair Deal crisis to the effects of isolation on health and elder abuse issues. We secured interviews on key national broadcast media including the Six One and Nine O' Clock news, Morning Ireland, Primetime, TV3 News and Ireland AM, RTE Radio Sean O'Rourke and TV3's Vincent Browne.
- We secured €1.2 million worth of media coverage in 2014, this was double the previous year's figures.
- Our Facebook page increased its followers by one third and we won a 'Sockie' Award for 'Best Facebook Page for a Non-Profit Organisation'.
- We increased the capacity of the department by recruiting a part time Communications Intern.



## **ALONE**

### **Trustees' Activity Report for the year ended 31st December 2014**

#### **Campaigns**

- We launched our first major campaign 'Home Truths' in 2014 that was targeted at local election candidates in the run up to the local election. We asked them to commit to releasing boarded up properties and unused land to ALONE and other social housing provider so that we could develop social housing. The campaign resulted in ALONE securing CAS funding under the 'Special Initiative for Homelessness in Dublin City' category, which meant we could purchase 5 new homes. It also resulted in Dublin City Council releasing 8 units to ALONE so we could provide housing for older people in need.
- We submitted two proposals on Social Housing Strategy to the Housing Agency and we were one of the few agencies invited to participate in the Housing Summit in June.
- We submitted a Pre-Budget Submission to the Department of Social Protection and attended a Pre-budget Conference
- We met with various Councillors, TD's and Ministers to discuss our campaigning issues and the issues affecting the vulnerable older people we work with.
- We increased the capacity of the Campaigns team by recruiting a part time Campaigns Intern.

#### **Fundraising**

ALONE believes that not all charities are the same. We believe wholeheartedly in being transparent across all our activities and using monies donated to achieve outcomes for older people most vulnerable in our society.

Total voluntary income for 2014 amounted to €709,283 and was raised through a variety of sources including the following:

- Legacy donations have long been a huge source of funding for ALONE and accounted for 63% of total income received in 2014.
- Funding from companies was also an important income stream and accounted for almost 20% of total income. Companies supported ALONE through corporate volunteering days, donations and grants, employee led fundraising and in-kind support.
- Community groups showed increasing support for ALONE with individuals taking part in the Flora Women's Mini Marathon, coffee mornings, music events, raffles, auctions and Christmas events.
- Our school talk programme continued with renewed enthusiasm and a slightly different focus for CSPE classes specifically. We developed a new presentation and resource pack for CSPE students taking part in their action project. Over 30 schools received a talk last year.

## ALONE

### Trustees' Activity Report for the year ended 31st December 2014

- Donors also supported ALONE through our Key to Dignity Campaign which ran from September through to December as a follow on from our Home Truths Housing Campaign. Several fine dining restaurants in Dublin supported the campaign over the Christmas period by encouraging diners to add a discretionary €1 donation to their bill.

- Several companies supported us through product donations and skill-sharing. Unilever once again donated over 500 household hampers which were distributed in the lead up to Christmas. JCDecaux supported us through free outdoor advertising space and Bonfire provided all of our creative and design work. The total value of this support amounted to over €300k. This represents a huge cost-saving for ALONE and ensured that we had access to a range of products, services and skills that would not ordinarily be within our budget.

#### **Innovation and Housing**

A new Innovation and Housing team was set up to investigate and implement new projects, ideas, opportunities and partnerships. 2014 saw an increase in the number of people applying for ALONE housing coming from homeless services. The department also focuses on managing the existing stock and developing new properties for older people in need.

- €750,000 of CAS Funding applied for and received. 5 new properties were purchased and new residents were allocated their new homes before the end of the year.

- Dublin City Council transferred 18 boarded up bedsits to ALONE in order for us to develop them into homes for older people in need. These bedsits had been boarded up for 10 years but after two years dealing with the council and numerous letters, phone calls and meetings the property was transferred over to ALONE for development.

- A project team was appointed for the development and a plan for delivery was agreed with Dublin City Council.

- Design and construction tenders were received at a site in Abbeyfield for the development of two new houses.

- 4 properties were refurbished to an age friendly standard

- 3 properties were redecorated for new tenants moving in

- 14 new residents were housed in 2014 with 8 coming with specific homeless priorities.

#### **Human Resources, Administration and Finance**

The spirit of volunteerism has always been very important to ALONE. In 2014 we benefited from the active involvement of 178 volunteers working closely with staff in all services. With 12 staff, our volunteer to staff ratio was 1 staff member to every 15 volunteers. We offer our volunteers strong support and training and opportunities to contribute to our work at the highest level. (See Volunteer Integration, below.)



## ALONE

### Trustees' Activity Report for the year ended 31st December 2014

The ALONE model of volunteer involvement is based on our belief in the importance of community-based, high-value, low-cost services. The total value of volunteer hours offered in the year can be estimated at €234,600 (15,640 hours at modest carer's wage of €15 per hour)

All volunteers are subject to Garda vetting and receive a full induction of in-house training.

#### Financial Review

In ALONE we are determined to respond to all who come to us for support to be both effective and compassionate. We intend to do this while still making sure we are financially viable, stable and secure.

#### Investment Policy

The Trustees employ Investment Fund Managers to manage the portfolio. Their work is undertaken within broad investment parameters set by the Trustees which take regard of acceptable levels of risk.

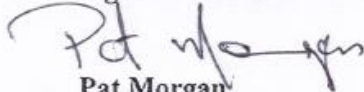
#### Reserves Policy

As ALONE services are dependent upon voluntary donations we are aware of the risks posed by reduced incomes during a period of austerity. We are also affected by fluctuating investment returns. The Trust's policy is to ensure that sufficient resources are available either from cash balances or cash flows to ensure all obligations can be met when they fall due. The Trustees are of the opinion that ALONE is well positioned to manage its running costs.

#### Plans for 2015

Each of ALONE's four departments has an action plan. These are split into projects. These projects have defined and agreed outcomes. These results are then present to the trustees. We will achieve our goals through this transparent process. 2015 will also be the first year we commence offering services outside of Dublin.

Signed on behalf of the Trust



Pat Morgan  
Trustee



Gerard Cosgrave  
Trustee

Date: 6th July 2015

## ALONE

### Statement of Trustees' Responsibilities

The Trustees' are responsible for preparing their report and the financial statements in accordance with applicable Irish law and Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland

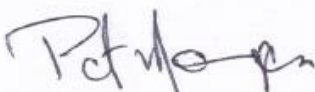
The Trustees' are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the trust and of the net resources of the trust for that year. The Trustees have elected to prepare the financial statements in accordance with Irish Generally Accepted Accounting Practice (accounting standards issued by the Financial Reporting Council).

In preparing those financial statements, the Trustees' are required to:

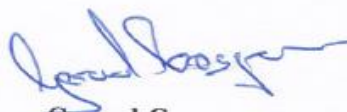
- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent

The Trustees' are responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the organisation and to enable them to ensure that the financial statements are prepared in accordance with accounting standards generally accepted in Ireland and with Irish statute. They are also responsible for safeguarding the assets of the Trust and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trust



Pat Morgan  
Trustee



Gerard Cosgrove  
Trustee

Date :

14 July 2015



## **ALONE**

### **Independent Auditors' Report to the Trustees of ALONE**

We have audited the financial statements of ALONE for the year ended 31st December 2014 which comprises the Statement of Financial Activities, Balance Sheet, Cash Flow Statement and the related notes. These financial statements have been prepared under the accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland (Generally Accepted Accounting Practice in Ireland).

This report is made solely to the Trust's members, as a body. Our audit work has been undertaken so that we might state to the Trust'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 responsibility to anyone other than the Trust and the Trust's members as a body, for our audit work, for this report, or for the opinion we have formed.

#### **Respective responsibilities of the trustees and auditors**

As described in the Statement of Trustees' Responsibilities the Trustees' are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view.

Our responsibility is to audit and express an opinion on the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Boards's Ethical Standards for Auditors, including APB Ethical Standard - Provisions Available for Small Entities (Revised), in the circumstances set out in note 2 to the financial statements.

#### **Scope of the audit of the financial statements**

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the Trust's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the Trustees and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Trustee's Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

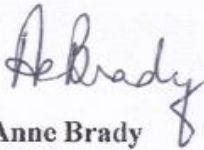
ALONE

Independent Auditors' Report to the Trustees' of ALONE

**Opinion**

In our opinion the financial statements:

- give a true and fair view, in accordance with Generally Accepted Accounting Practice in Ireland, of the state of the Trust's affairs as at 31st December 2014 and of its incoming/(outgoing) resources for the year then ended; and
- have been prepared in accordance with Generally Accepted Accounting Practice in Ireland.



Anne Brady  
for and on behalf of  
Anne Brady McQuillans DFK  
Chartered Accountants  
& Registered Auditors  
Iveagh Court  
Harcourt Road  
Dublin 2

Date: 6<sup>th</sup> July '15



# ALONE

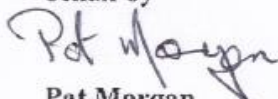
## Statement of Financial Activities for the year ended 31st December 2014

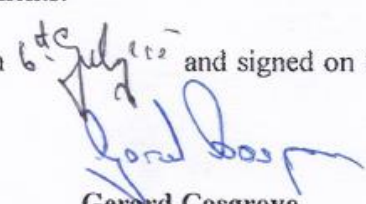
		Restricted Funds 2014 €	Unrestricted Funds 2014 €	Total 2014 €	Total 2013 €
Incoming Resources	Notes				
Incoming resources from restricted activities	8	203,825	-	203,825	202,465
Incoming resources from generated funds	8	-	1,077,620	1,077,620	752,997
<b>Total Incoming Resources</b>		<u>203,825</u>	<u>1,077,620</u>	<u>1,281,445</u>	<u>955,462</u>
<b>Resources Expended</b>					
Charitable Activities		203,825	816,718	1,020,543	978,635
Governance Costs		-	29,514	29,514	26,490
Costs of generating funds		-	93,835	93,835	70,698
<b>Total Resources Expended</b>		<u>203,825</u>	<u>940,067</u>	<u>1,143,892</u>	<u>1,075,823</u>
<b>Net Incoming/(Outgoing) Resources for the year</b>		-	137,553	137,553	(120,361)
Fund balances at the beginning of the year		-	4,525,964	4,525,964	4,646,325
Fund balances at the end of the year		-	<u>4,663,517</u>	<u>4,663,517</u>	<u>4,525,964</u>

Incoming and outgoing resources arise from continuing operations. The organisation has no recognised gains or losses other than the movement in funds for the year, therefore there was no requirement to produce a statement of recognised gains or losses.

The notes on pages 22-35 form part of the financial statements.

The financial statements were approved by the board on 6<sup>th</sup> July 2015 and signed on its behalf by

  
Pat Morgan  
Trustee

  
Gerard Cosgrove  
Trustee

# ALONE

## Balance Sheet as at 31st December 2014

	Notes	2014 €	2013 €
Tangible assets	12	6,077,221	5,483,398
Investments	13	796,763	791,591
Investments held as cash	13	879,252	897,648
		<u>7,753,236</u>	<u>7,172,637</u>
<b>Current Assets</b>			
Prepayments and accrued income	14	39,003	36,125
Cash at bank and in hand		143,356	29,930
		<u>182,359</u>	<u>66,055</u>
<b>Creditors: Amounts falling due within one year</b>	15	<u>(209,476)</u>	<u>(184,009)</u>
<b>Net Current Liabilities</b>		<u>(27,117)</u>	<u>(117,954)</u>
<b>Total Assets Less Current Liabilities</b>		7,726,119	7,054,683
<b>Deferred Grants</b>	16	<u>(3,062,602)</u>	<u>(2,528,719)</u>
<b>Net Assets</b>		<u>4,663,517</u>	<u>4,525,964</u>
<b>Funded by</b>			
Unrestricted funds	19	4,663,517	4,525,964
Restricted Funds		-	-
<b>Total Funds</b>		<u>4,663,517</u>	<u>4,525,964</u>

The notes on pages 22 - 35 form part of these financial statements.

The financial statements were approved by the Trust on 16 July 2015 and signed on its behalf by

Pat Morgan  
Trustee

Gerard Cosgrove  
Trustee

# ALONE

## Cash Flow Statement for the year ended 31st December 2014

	Notes	2014 €	2013 €
<b>Reconciliation of operating surplus to net cash inflow / (inflow) from operating activities</b>			
Net incoming / (outgoing) resources		103,099	(169,833)
Depreciation		238,148	212,985
(Gain) / Loss on investments		(15,022)	(7,973)
(Increase) / Decrease in debtors		(2,878)	(10,894)
Increase / (Decrease) in creditors		(6,599)	3,139
<b>Net cash inflow / (inflow) from operating activities</b>		<u>316,748</u>	<u>27,424</u>
<b>Cash Flow Statement</b>			
Net cash inflow / (inflow) from operating activities		316,748	27,424
Returns on investments and servicing of finance	21	34,454	49,472
Capital expenditure and financial investment (net of grants received)	21	(803,725)	45,793
		(452,523)	122,689
<b>Financing</b>	21	<u>728,000</u>	<u>-</u>
<b>Increase / (Decrease) in cash in the year</b>		<u>275,477</u>	<u>122,689</u>
<b>Reconciliation of net cash flow to movement in net debt (Note 20)</b>			
Increase / (Decrease) in cash in the year		275,477	122,689
Cash outflow from increase in debts and lease financing		(728,000)	-
<b>Change in net debt resulting from cash flows</b>		(452,523)	122,689
Net debt at 1st January		(2,644,374)	(2,767,063)
<b>Net Debt at 31st December</b>		<u>(3,096,897)</u>	<u>(2,644,374)</u>



## **ALONE**

### **Notes to the Financial Statements for the year ended 31st December 2014**

#### **1. Accounting Policies**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Trust's financial statements.

##### **1.1. Accounting Convention**

The financial statements are prepared in accordance with generally accepted accounting principles under the historic cost convention and comply with the financial reporting standards of the Financial Reporting Council and with reference to the recommendations of the revised Statement of Recommended Practice (SORP) Accounting and Reporting by Charities issued by the Charity Commissioners in 2005. Compliance with the Accounting and Reporting by Charities - Statement of Recommended Practice (SORP 2005), is not mandatory for Irish Charities, however ALONE has adopted most of its disclosure requirements.

##### **1.2. Operations**

ALONE is a Charitable Trust established on 14 July, 1981 to provide shelter, fuel and other comforts to the elderly. It is incorporated under a Scheme of Incorporation made by the Commissioners of Charitable Donations and Bequests for Ireland on 1 December, 1981.

##### **1.3. Incoming Resources**

Voluntary income including donations, gifts and legacies and grants that provide core funding or are of general nature are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. Such income is only deferred when:

- The donor specifies that the grant or donation must only be used in future accounting periods; or
- The donor has imposed conditions which must be met before the charity has unconditional entitlement.

Investment Income is recognised on a receivable basis.



## ALONE

### Notes to the Financial Statements for the year ended 31st December 2014

..... continued

#### 1.4. Resources Expended

Expenditure is recognised when a liability is incurred.

- Charitable activities include expenditure associated with the various programmes and includes both the direct costs and support costs relating to these activities.
- Governance costs include those incurred in the governance of the charity and its assets, these costs are primarily associated with constitutional and statutory requirements.
- Costs of generating funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

#### 1.5. Tangible Fixed Assets and Depreciation

All tangible fixed assets are stated at historic cost less accumulated depreciation.

Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

The Trust undertakes a review for impairment of a fixed asset if events or changes in circumstances indicate that the carrying amount of the fixed asset may not be recoverable. To the extent that the carrying amount exceeds the recoverable amount, that is the higher of net realisable value and value in use, the fixed asset is written down to its recoverable amount.

##### Depreciation

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Land & buildings freehold	-	2.5% Straight Line
Fixtures, fittings & equipment	-	25% Straight Line
Computer equipment	-	33.33% Straight Line
Motor vehicles	-	33.33% Straight Line

#### 1.6. Non Repayable Grants

The grants from Dublin City Council are non repayable except if certain circumstances set out in those agreements occur within 20, 25 or 30 years of the date of agreement. The grants are amortised to the Statement of Financial Activities over a period of 20, 25 or 30 years.

## ALONE

### Notes to the Financial Statements for the year ended 31st December 2014

..... continued

#### 1.7. Investments

Investments held for the long term are included in fixed assets and are stated at cost less provisions for permanent diminutions in value.

The Trust holds certain equity securities (listed and unlisted), which are classified as financial instruments held for trading, and are measured at fair value, less incremental direct costs, on initial recognition.

#### 1.8. Pensions

Pension benefits for employees are met by payments to a defined contribution pension fund. Contributions are charged to the Statement of Financial Activities in the year in which they fall due.

The assets of the pension scheme are held independently from the Trust.

#### 2. Non-Audit Services Provided by Auditors

In common with many other businesses of our size and nature we use our auditors to prepare and submit the financial statements.

#### 3. Recognition of Incoming and Outgoing Resources

Contributions, donations from the public and surplus / (deficit) on disposal of investments are recorded in the year in which they occur. Other items of incomings and outgoings are recorded on an accruals basis.

#### 3.1. Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated into Irish pounds at the rates of exchange prevailing at the accounting date. Transactions in foreign currencies are recorded at the date of the transactions. All differences are taken to the Statement of Financial Activity.

#### 4. Provisions for Liabilities

Provisions for the expected legal costs are charged against profits when an action against the Trust commences. The effect of the time value of money is not material, therefore the provisions are not discounted.

## ALONE

### Notes to the Financial Statements for the year ended 31st December 2014

..... continued

#### 5. Going Concern

Although ALONE is partly reliant on donations from the general public, in the last number of years rental income has increased significantly making ALONE more and more self-sufficient, this trend is expected to continue for the next number of years. The Trustees have reviewed all relevant information and are confident that ALONE has adequate financial resources to continue in operational existence for the foreseeable future, on this basis they consider it appropriate to prepare the financial statements on a going concern basis.

#### 6. Continuing Operations

The Statement of Financial Activities has been prepared on the basis that the organisation has only continuing operations.

#### 7. Income from Investments

	2014	2013
	€	€
Income from investments	34,451	49,373



# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

### 8. Sources of Income

	2014 €	2013 €
<b>Restricted Funds</b>		
Grant Income	33,974	56,880
Amortisation of Dublin City Council Grants	169,851	145,585
	<u>203,825</u>	<u>202,465</u>
<b>Unrestricted funds</b>		
Contributions	705,055	451,092
Insurance Claim	-	9,010
Rental Income	338,111	243,423
Investment Income	34,451	49,373
Bank Interest	3	99
	<u>1,077,620</u>	<u>752,997</u>
<b>Total Income</b>	<u>1,281,445</u>	<u>955,462</u>

### 9. Net Incoming/(Outgoing) Resources

	2014 €	2013 €
<b>Net incoming/(outgoing) resources for the year are stated after charging:</b>		
Depreciation of tangible assets	238,148	212,985
(Gain)/Loss on disposal of investments	(15,022)	(7,972)
Auditors' remuneration	<u>5,707</u>	<u>4,951</u>
<b>and after crediting:</b>		
Profit on foreign currencies	<u>-</u>	<u>617</u>

## ALONE

### Notes to the Financial Statements for the year ended 31st December 2014

..... continued

#### 10. Employees

Number of employees	2014 Number	2013 Number
The average monthly numbers of employees during the year were:	<u>11</u>	<u>10</u>
Employment costs	2014 €	2013 €
Wages and salaries	440,837	397,183
Social welfare costs	46,999	41,704
Other pension costs	<u>11,648</u>	<u>10,519</u>
	<u>499,484</u>	<u>449,406</u>

#### 11. Taxation

No charge to current or deferred taxation arises as the organisation has been granted exemption by the revenue authorities in Ireland.

# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

12. Tangible Assets	Land and buildings freehold	Fixtures, fittings & equipment	Computer equipment	Motor vehicles	Total
	€	€	€	€	€
<b>Cost</b>					
At 1 January 2014	8,347,307	45,077	24,113	15,450	8,431,947
Additions	802,546	26,616	2,809	-	831,971
Disposals	-	(23,212)	(16,417)	-	(39,629)
At 31 December 2014	<u>9,149,853</u>	<u>48,481</u>	<u>10,505</u>	<u>15,450</u>	<u>9,224,289</u>
<b>Depreciation</b>					
At 1 January 2014	2,870,312	43,806	18,982	15,450	2,948,550
On disposals	-	(23,212)	(16,417)	-	(39,629)
Charge for the year	<u>226,724</u>	<u>7,923</u>	<u>3,501</u>	<u>-</u>	<u>238,148</u>
At 31 December 2014	<u>3,097,036</u>	<u>28,517</u>	<u>6,066</u>	<u>15,450</u>	<u>3,147,069</u>
<b>Net book value</b>					
At 31 December 2014	<u>6,052,817</u>	<u>19,964</u>	<u>4,439</u>	<u>-</u>	<u>6,077,221</u>
At 31 December 2013	<u>5,476,995</u>	<u>1,271</u>	<u>5,131</u>	<u>-</u>	<u>5,483,398</u>

Residential properties includes land of €80,891 at 72A Brookwood Avenue, Dublin 5 ("Alone Walk") and at Kilmainham ("Willie Bermingham Place") which are not depreciated.

The Trustees' are satisfied that the service potential of the assets held by the Trust has not diminished, therefore no provision has been made at 31st December 2014 (2013: Nil).



# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

Residential properties are shown exclusive of grants received from Dublin City Council in respect of expenditure incurred by the Trust. The gross amount received over the years has amounted to €5,772,043

Property	Total €	Amortisation €	Balance €
1A Synott Row, Dublin 9.	55,868	55,868	-
1-2, 4-11 Alone Walk, Artane, Dublin 5.	395,472	263,409	132,063
Willie Bermingham Place, Kilmainham, Dublin 8.	533,290	533,290	-
6 O'Sullivan's Avenue, Ballybough, Dublin 3.	354,788	124,176	230,612
10 O'Reilly's Avenue, Cork Street, Dublin 8	153,000	5,100	147,900
30 O'Sullivan's Avenue, Ballybough, Dublin 3.	163,565	89,960	73,605
32 Belvedere Road, Dublin 1.	304,543	121,847	182,696
1 Knockarow Terrace, Dublin 8.	2,782,629	1,260,766	1,521,863
Doyle Cottages	424,276	63,640	360,636
11 Kingstand Park Avenue	12,026	962	11,064
98 Harolds Cross Cottages	10,754	860	9,894
4 Rutland Cottages, Dublin 1	145,000	4,833	140,167
40 Steven's Gate, James Street, Dublin 8	170,000	5,667	164,333
182 The Maltings, Botham Street, Dublin 8	130,000	4,333	125,667
38 The Weavers, Earl Street South, Dublin 8	130,000	4,333	125,667
70 Innisfallen	6,832	546	6,286
	<u>5,772,043</u>	<u>2,539,590</u>	<u>3,232,453</u>

These grants, which are secured by means of a mortgage on the properties, are not repayable unless the properties cease to be used for the specific objects of the Trust.

Included in the above is a capital grant received from Dublin City Council in 2008 which has no condition for repayment amounting to €132,063 (2012: €136,617). This amount is amortised to the Statement of Financial Activities over the life of the asset.

# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

In 2014 ALONE received 5 new grants from Dublin City Council relating to properties in The Maltings, O'Reillys Avenue, Rutland Cottages, Stevens Gate and The Weavers these grants are being amortised over 30 years.

### 13. Financial Assets

	2014 €	2013 €
<b>Listed Investments</b>		
Opening balance	1,689,239	1,892,986
Additions	350,177	203,500
Disposals	(363,401)	(407,247)
Closing balance	<u>1,676,015</u>	<u>1,689,239</u>
Amounts held as cash	<u>879,252</u>	<u>897,648</u>
Amounts held as shares	<u>796,763</u>	<u>791,591</u>

At the end of the year the market value of the listed investments was €1,770,854, (2013 : €1,767,065).

### 14. Prepayments and Accrued Income

	2014 €	2013 €
Accrued Income	-	71
Rent Debtors	1,511	-
Other debtors	21,766	18,464
Client Account	671	671
Prepayments	<u>15,055</u>	<u>16,919</u>
	<u>39,003</u>	<u>36,125</u>

# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

### 15. Creditors: Amounts falling due within one year

	2014	2013
	€	€
Bank overdraft	7,800	-
Trade creditors	1,988	4,438
PAYE	12,517	9,630
PRSI	5,602	5,012
Funds held in trust	-	11,768
Accruals	11,718	7,576
Amortisation of DCC Grants	169,851	145,585
	<u>209,476</u>	<u>184,009</u>



# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

16. Deferred Grants	2014 €	2013 €
Dublin City Council grants	<u>3,062,602</u>	<u>2,528,719</u>
<b>Amortised as follows:</b>		
In one year or less	169,851	145,585
Between two and five years	933,621	569,220
In five years or more	<u>2,121,981</u>	<u>1,959,499</u>
	<u>3,225,453</u>	<u>2,674,304</u>

Under agreements between the Trust and the Dublin City Council which are dated on various dates between 1985 and 2014, the trust has a contingent liability to repay in whole or in part the grants received if certain circumstances set out in those agreements occur within 20, 25 and 30 years of the date of the agreement.

The grants from Dublin City Council are amortised to the Statement of Financial Activities over a period of 20, 25 and 30 years.

Included in the above is a capital grant received from Dublin City Council in 2008 in relation to Alone Walk which has no condition for repayment amounting to €132,063 (2013: €136,617). This amount is amortised to the Statement of Financial Activities over the life of the asset.

In 2014 ALONE received further grants of €728,000 in relation to 5 new properties, these grants are being amortised over 30 years. More details can be seen in note 12.

# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

### 17. Total Funds

	Statement of Financial Activities	
	2014 €	2013 €
At 1st January	4,525,964	4,646,325
Net Incoming / (Outgoing) Resources for the year	137,553	(120,361)
At 31st December	<u>4,663,517</u>	<u>4,525,964</u>

### 18. Restricted Reserves

	Balance at beginning of year €	Incoming Resources €	Resources Expended €	Balance at end of year €
Specific Funds:				
Grants	-	203,825	203,825	-

### 19. Unrestricted Reserves

	Balance at beginning of year €	Incoming Resources €	Resources expended €	Balance at end of year €
Unrestricted funds	<u>4,525,964</u>	<u>1,281,445</u>	<u>(1,143,892)</u>	<u>4,663,517</u>

# ALONE

## Notes to the Financial Statements for the year ended 31st December 2014

..... continued

### 20. Analysis of Changes in Net Debt

	Opening balance €	Cash flows €	Closing balance €
Cash at bank and in hand	29,930	113,426	143,356
Overdrafts	-	(7,800)	(7,800)
Debt due within one year	(145,585)	(24,266)	(169,851)
Debt due after one year	(2,528,719)	(533,883)	(3,062,602)
Net Debt	<u>(2,644,374)</u>	<u>(452,523)</u>	<u>(3,096,897)</u>

### 21. Gross Cash Flows

	2014 €	2013 €
<b>Returns on investments and servicing of finance</b>		
Bank Interest received	3	99
Investment interest and dividends received	34,451	49,373
	<u>34,454</u>	<u>49,472</u>
<b>Capital expenditure and financial investment</b>		
Payments to acquire tangible assets	(831,971)	(165,926)
Payments to acquire investments	(350,177)	(203,500)
Receipts from sales of investments	378,423	415,219
	<u>(803,725)</u>	<u>45,793</u>
<b>Financing</b>		
Other new long term loans	<u>728,000</u>	<u>-</u>

### 22 Post Balance Sheet Events

There have been no other circumstances or events subsequent to the year end, which require disclosure in or adjustments to the financial statements or in the notes thereto.



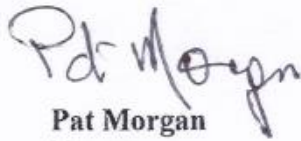
ALONE

Notes to the Financial Statements  
for the year ended 31st December 2014

..... continued

23. Approval of Financial Statements

The financial statements were approved by the Trust on <sup>5th July 2015</sup> and signed on its behalf by



Pat Morgan  
Trustee



Gerard Cosgrove  
Trustee

ALONE

**The following pages are for the Trustees' only**

**ALONE**  
**Residential Properties at 31st December 2014**  
**(This appendix does not form part of the financial statements)**

Residential properties at 31 December 2014 comprised the following:

49	Abbeyfield, Killester, Dublin 5.
1-11	Alone Walk, Artane, Dublin 5.
32	Belvedere Road, Dublin 1.
38	Botanic Avenue, Dublin 9.
26	Carrickfoyle Terrace, Kilmainham, Dublin 6.
17	Doyle's Cottages, Dublin 7.
13	Guliston Cottages, Rathmines, Dublin 6.
8	Harold's Cross Cottages, Dublin 6.
74	Harold's Cross Cottages, Dublin 6.
98	Harold's Cross Cottages, Dublin 6.
102	Harold's Cross Cottages, Dublin 6.
69	Innisfallen Parade, North Circular Road, Dublin 7.
70	Innisfallen Parade, North Circular Road, Dublin 7.
11	Kingsland Park Avenue, South Circular Road, Dublin 8.
1	Knockarow Terrace, Dublin 8.
19	Meath Place, Kilmainham, Dublin 6.
7	Millbrook Terrace, Kilmainham, Dublin 6.
10	O'Reillys Avenue, Cork Street, Dublin 8
6	O'Sullivan's Avenue, Ballybough, Dublin 3.
30	O'Sullivan's Avenue, Ballybough, Dublin 3.
30a	O'Sullivan's Avenue, Ballybough, Dublin 3.
33	O'Sullivan's Avenue, Ballybough, Dublin 3.
34	O'Sullivan's Avenue, Ballybough, Dublin 3.
11	Railway Cottages, Ballsbridge, Dublin 4.
1	Reilly's Cottages, Dublin 8.
43	Rialto Cottages, Rialto, Dublin 8.
4	Rutland Cottages, Dublin 1
40	Steven's Gate, James Street, Dublin 8
22	St. Benedict's Gardens, North Circular Road, Dublin 7.
25	St. Benedict's Gardens, North Circular Road, Dublin 7.
26	St. Benedict's Gardens, North Circular Road, Dublin 7.
28	St. Benedict's Gardens, North Circular Road, Dublin 7.
29	St. Benedict's Gardens, North Circular Road, Dublin 7.
33	St. Benedict's Gardens, North Circular Road, Dublin 7.



**ALONE**

**Residential Properties at 31st December 2014**

**(This appendix does not form part of the financial statements)**

Residential properties at 31 December 2013 comprised the following:

37	St. Benedict's Gardens, North Circular Road, Dublin 7.
39	St. Benedict's Gardens, North Circular Road, Dublin 7.
40	St. Benedict's Gardens, North Circular Road, Dublin 7.
1	Synott Row, Dublin 9.
1A	Synott Row, Dublin 9.
3	Synott Row, Dublin 9.
4	Synott Row, Dublin 9.
5	Synott Row, Dublin 9.
6	Synott Row, Dublin 9.
7	Synott Row, Dublin 9.
8	Synott Row, Dublin 9.
9	Synott Row, Dublin 9.
182	The Maltings, Botham Street, Dublin 8
38	The Weavers, Earl Street South, Dublin 8
4	Valentina Parade, North Circular Road, Dublin 7.
Block A	Willie Bermingham Place, Kilmainham, Dublin 8.
Block B	Willie Bermingham Place, Kilmainham, Dublin 8.
Block C	Willie Bermingham Place, Kilmainham, Dublin 8.
Block D	Willie Bermingham Place, Kilmainham, Dublin 8.
Block E	Willie Bermingham Place, Kilmainham, Dublin 8.

# ALONE

## Expenditure for the year ended 31 December 2014

	2014 €	2013 €
<b><u>Charitable Activities</u></b>		
Wages and salaries	343,559	320,063
Pension costs	7,741	7,860
Employer PRSI contributions	36,262	33,455
Staff training	6,703	5,550
Travel and subsistence - staff expenses	960	1,222
Travel and subsistence - staff mileage allowance	2,169	1,883
Travel and subsistence - parking costs/fines	-	226
Travel and subsistence - travel costs/fares	762	989
Security	31,194	30,540
Holidays and outings	45,212	56,577
Rent payable	36,219	40,347
Light and heat	12,128	13,452
Insurance property	21,056	18,265
Cleaning	3,104	3,049
Repairs and maintenance	48,740	54,650
Repairs and maintenance - property management	28,000	28,000
Printing, postage and stationary	17,239	19,775
Advertising, publications and public relations	66,833	72,520
Telephone	11,936	11,511
Computer costs	20,344	19,716
Vehicle fuel, oil and repairs	3,253	2,019
Volunteer expenses	7,923	5,688
Legal and professional	27,124	23,682
Accounting and secretarial	3,846	2,626
Bank charges	1,313	1,237
Profit/loss on exchange	-	(617)
Charitable donations	1,040	1,420
Depreciation on residential properties	226,724	206,660
Depreciation on fixtures and fittings	7,923	3,760
Depreciation on computers	3,501	2,565
(Gain)/loss on disposal of investments	(15,022)	(7,972)
General expenses	5,039	1,423
<b>Total Charitable Activities</b>	<b>1,012,825</b>	<b>982,141</b>

# ALONE

## Expenditure for the year ended 31 December 2014

	2014 €	2013 €
<b>Governance Costs</b>		
Wages and salaries	22,923	16,275
Pension costs	3,907	2,659
Employers PRSI contributions	2,629	1,901
Trustee Expenses	512	704
Audit	5,707	4,951
<b>Total Governance Costs</b>	<u>35,678</u>	<u>26,490</u>
<b>Cost of Generating Funds</b>		
Wages and salaries	74,355	60,846
Employer's PRSI contributions	8,108	6,346
Fundraising costs	12,926	-
<b>Total Cost of Generating Funds</b>	<u>95,389</u>	<u>67,192</u>
<b>Total Resources Expended</b>	<u><u>1,143,892</u></u>	<u><u>1,075,823</u></u>