



# CIRCLE VOLUNTARY HOUSING ASSOCIATION CLG



# About Circle VHA

Circle Voluntary Housing Association is a company limited by guarantee, not having a share capital, incorporated in Ireland in 2003 under the Companies act 1963-2012, registered number 374693. The company has also been granted charitable status, for taxation purposes by the Revenue Commissioners, charity number CHY 15529. All income is applied only for the promotion of the charitable objectives of the company. Circle VHA has certified status from the Housing Finance Agency.

## **Mission and Activities**

Our primary objective is to provide housing for persons deemed to be in housing need. Circle VHA vision is **“Making a difference by providing quality homes for people in housing need”**.

Our mission is **“To deliver quality homes and services in partnership with our tenants and local services to create sustainable communities”**. As a socially responsible housing association, Circle VHA actively engages with its tenants, other residents, existing statutory agencies and local communities to create socially responsible, environmentally acceptable and sustainable communities. We commenced the delivery of our housing and facilities management services in 2006. We have been a winner of the Business Excellence Awards over the last six consecutive years in the categories of partnership working and business development. In addition we have won a recent Chartered Institute of Housing all island award for Community working with our tenants in Peadar Kearney House in central Dublin.

## **Our Philosophy**

The **vision** of Circle VHA is **“To make a difference by providing quality homes for people in housing need.”** We believe that the provision of good quality housing is a foundation for families and individuals that allows adults and children to grow and develop their capacity in parenting, education, work, leisure activities and community contribution. The provision of good quality housing should allow each person to find their space where their potential can be achieved and where they can make a difference for themselves and others.

Our mission statement states that our objective is more than just the provision of a unit of accommodation. We engage with our tenants, support tenants and their families where such support is needed, to create homes. We recognise that individuals and families may experience personal difficulties at different points of their life, unexpected health problems may emerge which will adversely affect them and their ability to sustain their home. As a socially responsible housing association we will engage with our tenants, support them and link them to external statutory and community based services. We want to deliver good quality housing management services to our tenants and to maintain the properties that we own or manage for both current and future use. We want to work with our tenants and all residents in our schemes to create sustainable communities that are balanced in terms of age profile, working and non-working tenants. We also maintain estates which are clean, well maintained and environmentally acceptable.

Our values are key to how we deliver our housing management services and how we relate to people. The core values that we live every day are listed below.

## **Values**

**Respect** - each individual (tenant, resident, staff member, service contractor) engaged with the association is worthy of respect for who he/she is and what they contribute.

**Empowerment** - We enable families and individuals by the provision of good quality housing to have the opportunity to grow and develop their potential and to actively engage in their community.

**Integration** - We are inclusive of all persons in housing need and to provide a range of housing solutions in mixed tenure developments.

**Partnership** - We build relationships and partnerships with our tenants, local communities, statutory, voluntary and business agencies so that we can fulfill our mission statement.

**Sustainability** - We create socially responsible, environmentally acceptable and sustainable communities.

**Excellence** - We deliver excellence in the construction, delivery and management of our housing services to tenants and other residents and in how the Association is managed.

**Accountability**- We are accountable to our tenants and all external stakeholders for the management of our housing services and the proper governance of the company.

These values underpin the delivery of our housing services and our relationship with our tenant or resident where we are responsible for housing and or estate management services.

## **Our Delivery Pipeline**

Circle Voluntary Housing Association CLG was founded in 2003 and for the past 12 years has been providing accommodation to people in need of homes in the Greater Dublin Area. Circle VHA delivers exceptional customer service to all stakeholders, and its tenant satisfaction ratings have been consistently more than 95%. Circle VHA is a Tier 3 Housing Association, and across its Housing Management and Estate Management services, presently manages more than 1,700 homes.

In order to support the delivery of the Rebuilding Ireland Programme, Circle intends to deliver an additional 1100 homes by the end of 2020. Circle VHA has recently upscaled its Development function with a number of new development posts. In doing so, Circle has assembled a multi-disciplinary team of housing and property professionals, with many years' experience in the delivery of social housing and other commercial developments through various delivery mechanisms and funding streams.

Circle currently operates in some 25 separate schemes in the Dublin and Kildare area. Circle intends to expand its operational housing provision to all of the Greater Dublin area counties, and potentially the neighbouring counties beyond the GDA. Circle wishes to make further strategic partnerships and advance initiatives with local authorities and housing providers in these geographical areas, through all of the following areas: portfolio acquisition, turnkey development from housing providers, sites with direct development potential, new and unfinished homes disposals, part V strategic partnerships with housing providers, and strategic partnerships with Tier 1 and 2 approved housing bodies. In addition, strategic partnerships with housing providers under the Enhanced Long Term Social Housing Leasing initiative.

## **Our Team**

**Pat Costelloe, Head of Development;** has a 25-year career in construction and property. He previously worked as Group Property Manager for the Rehab Group and as Development Manager, and a Director with NewGrove Housing Association Ltd. He has extensive project development, acquisition and leasing experience, along with portfolio management experience. A chartered surveyor by profession he is a member of the SCSl and RICS.

**Colm Lundy, Senior Development Team Lead;** has over 25-year's experience in the Irish Real Estate Market. He has a proven track record of delivery in the development sector having previously led the entry of German retail multiple Lidl's expansion into Ireland overseeing a €750m capital spend in the process. A chartered surveyor by profession he is a member of the SCSl and RICS.

**John Mulhall, Senior Development Officer;** has over 6 years' experience in the delivery of social housing. He has previously worked for Oaklee Housing and brings a wide range of knowledge on the acquisition and construction of developments using the Capital Advance Leasing Facility, The Capital Assistance Scheme and Long-Term Leasing.

**Caitríona Slane, Development Officer;** holds an MSc in Planning and Property Development and previously worked in Western Australia in the Planning and Surveying sector. Prior to joining the Development Team at Circle VHA in August 2017, Caitríona worked with Clanmil Housing in Belfast as a Development Officer.

**David Linehan, Development Officer;** has come from an Estate Agency/ Auctioneering background, having worked as a senior sales/letting negotiator for a number of years within Dublin and countrywide. David has extensive knowledge of the Dublin & North Kildare property market having previously been employed with O'Dwyer English Auctioneers. David holds membership to the IPAV, and holds a full PSRA license.

**Eva Moraliyska, Development Team Intern;** has diverse real estate and project management experience gained in Bulgaria. Previously she worked in property development and project management area and managed her own real estate company for 9 years.

### **Circle VHA Current Housing Schemes**

At present Circle VHA's housing stock is spread geographically throughout the county areas of Dublin, South Dublin, Fingal, Dun Laoghaire Rathdown and Kildare County Councils. Our current housing schemes are located in some 25 separate schemes alongside a range of dispersed homes in the greater Dublin area. These schemes range in scale from 149 homes to smaller scale provision in mixed tenure schemes to individual dispersed homes. Circle VHA has benefited from the Part V planning legislation which enabled the acquisition of social housing in mixed tenure schemes across the Dublin region. In some eight schemes we provide both the social and facilities management services in an integrated manner.

Circle VHA is primarily a general needs housing provider and all the families and persons that we house are approved applicants from the local authority housing waiting lists. We have also provided housing both in designated funded schemes to families and individuals who were homeless, have disabilities or are older persons

Our current tenant population is primarily in the 25-44 age groups and some 79% of our accommodation is for families with children. These families' children are primarily under 13 years of age. We make determined efforts to provide support to families and children where this is required and we link families to the relevant services. Some 21% of our accommodation is provided to single persons. Some 79% of our tenant population are Irish born citizens and some 21% are families and persons who have the right to reside in Ireland. The latter population come from over 30 different countries across the globe. This trend reflects current social housing need and the in migration of persons into the country in the past 15 years. This diversity of persons from Europe and Africa presents new challenges in our housing management. The diversity also offers considerable vibrancy in our housing schemes. The provision of stable good quality housing has enhanced the life chances and opportunities for all our tenants.

All our housing schemes are stable and settled and there is a low void rate and re-letting of our social housing homes. We also work with our tenants to establish Tenant Forums across our schemes whereby tenants' views on collective housing and estate management issues can be communicated to our staff and where activities for tenants can be arranged.

## Scheme Locations

The below is a brief profile of each housing scheme in each local authority area.



### Dublin City Council

Pelletstown Manor, Ashtown, Dublin 15  
CVHA manages 10 units under RAS scheme on behalf of Dublin City Council.

The Old Chocolate Factory, Kilmainham, Dublin 8  
CVHA manages 12 social housing units on behalf of Dublin City Council.

Richmond Hall, Richmond Road, Fairview, Dublin 3  
CVHA owns 7 social housing units.

Kilmainham Bank, Emmett Road, Inchicore, Dublin 8  
CVHA owns 19 social housing units in a 100 unit development.

Dublin City Council Unsold Affordable Units:  
Dublin City Council has made an arrangement for us to manage 16 unsold affordable units in different locations within the city. They have been allocated to people who have been homeless.

Royal Canal Court, Ashtown, Dublin 15  
We own 7 units of accommodation in this development.

Waterways, Rathborne Villas, Ashtown Dublin 15  
This scheme comprises 12 social housing units under Circle VHA ownership.

Lansdowne Gate, Drimnagh, Dublin 12  
CVHA owns 28 units and manages 28 units under RAS scheme on behalf of Dublin City Council.

Sean Tracey House, Dublin 1

We have undertaken the management of the newly constructed award winning scheme of 53 apartments.

Bridgefoot Court, Dublin 8

We manage 17 RAS units of accommodation for Dublin City Council.

Heuston South Quarter, Dublin 8:

We have undertaken the management of 16 units of accommodation in this residential commercial development.

Thornton Heights, Inchicore, Dublin 8

This major regeneration scheme of 75 units of accommodation is now fully occupied. We have worked in partnership with Dublin City Council and the St Michael's Regeneration Board regarding the management of the scheme. This scheme replaces the old St Michael's estate.

Pedar Kearney House, Dublin 1

We have undertaken the management of this regenerated scheme for the old Liberty House on behalf of Dublin City Council. It consists of 56 units of accommodation.



Tyrone Court, Thomas Davis Street, Inchicore, Dublin 8

This scheme is now occupied and consists of 36 social housing units in a 128 residential development.

Royal Canal Ashtown, Dublin 15

This scheme consists of 60 units of accommodation in 2 separate apartment blocks. The units have become available via a leasing arrangement with NAMA/NARPS.

## South Dublin County Council

Deerpark estate, Kiltipper way, Tallaght, Dublin 24

CVHA owns 149 social housing units in a mixed tenure scheme of 635 units.

Stocking Well, Rathfarnham, Dublin 14

CVHA owns 40 social housing units and manages 21 units under RAS scheme on behalf of South Dublin County Council.

South Dublin County Council Social Leasing

We are currently managing some dispersed 87 units in the county area.

Gandon Court, Lucan

CVHA owns and manages the provision of 14 units of housing and apartment accommodation at this standalone portfolio location.

St Edmund's, Lucan

This scheme consists of 18 units of accommodation within the St Edmunds Scheme. The units have become available via a leasing arrangement with NAMA/NARPS.

Wilkins View, Walkinstown, Dublin 16

Under Part V of the Planning and Development Act, through South Dublin County Council, CVHA acquired 3 units of housing accommodation.

## Dun Laoghaire Rathdown County Council

The Rectory, Stepside, Dublin 18

CVHA manages 12 units under RAS scheme on behalf of Dun Laoghaire Rathdown County Council.

The Cubes 8, Beacon South Quarter, Sandyford, Dublin 18

CVHA owns 17 social housing units and manages 17 units under RAS scheme on behalf of Dun Laoghaire Rathdown County Council.

Harbour Court, Dun Laoghaire, Co. Dublin

CVHA manages 4 units under RAS scheme on behalf of Dun Laoghaire Rathdown County Council.

Dun Laoghaire Rathdown County Council Social Leasing

We have undertaken the management of primarily 31 dispersed units in the county area.



Monkstown, Co. Dublin

CVHA owns and provides management services across 21 units of accommodation in two separate standalone portfolio locations.

Time Place, Corrig Road, Sandyford

CVHA acquired 6 units under the Capital Assistance Scheme at Time Place, Sandyford.

## Fingal County Council

Bremore Meadows, Hamlet Lane, Balbriggan

CVHA owns 12 units of accommodation in a gated development.

Holywell, Swords, Co. Dublin

We have entered into an arrangement with Fingal County Council to manage 44 unsold affordable units in the above estate in Swords. This is a leasing arrangement for a 5-year period under the Rental Accommodation Scheme programme. Currently 31 units are occupied.

The Hastings, Balbriggan

This is a similar arrangement to Holywell where we will manage 33 unsold affordable units in the estate for a 5-year period under the RAS programme. Currently 22 units are occupied.

Red Arches Baldoyle

CAS funding has enabled the acquisition of 7 units of accommodation in this development.

## Kildare County Council

Beech Park, Leixlip, Co. Kildare  
CVHA owns 34 social units in a 300 unit development.

## Capital Assistance Scheme Dispersed Units

Circle VHA owns and provides accommodation management services for homes acquired under the DHPLG Capital Assistance Scheme at 40 dispersed locations across current Local Authority operational areas.

## New Pipeline Developments

Railway Street, Dublin 1  
Circle VHA, in partnership with Dublin City Council, is in the pre planning stage of Employer led Design and Construction of 42 units of housing and apartment accommodation at this location.

St Michaels Estate Regeneration Project  
In Partnership with Dublin City Council, Health Services Executive, Department of Housing, Health and our strategic delivery partners ALONE, Circle VHA is engaged in the feasibility stage of the potential provision of 52 units of older person housing with supports accommodation at Inchicore, Dublin.

Scholarstown Wood, Rathfarnham, Dublin 14  
CVHA will acquire 14 units of housing accommodation at this location during 2018, under Part V of the Planning and Development Acts.

Meakstown Dublin 11  
CVHA will acquire 11 units of apartment accommodation from the Housing Agency at this location during 2018.





CONTACT:

Circle Voluntary Housing Association

Phoenix House

32-34 Castle Street,

Dublin 2, Ireland

Phone: 01 407 2110

[www.cirlevha.ie](http://www.cirlevha.ie)

Email: [developmentteam@cirlevha.ie](mailto:developmentteam@cirlevha.ie)