



Delivery Requirements For Partnership

Circle Voluntary Housing Association



developmentteam@circlevha.ie



www.circlevha.ie



WHY PARTNER WITH CIRCLE VHA

Access to safe, secure, and affordable housing has become a pressing issue in Ireland. However, in recent years the demand for social and affordable housing surpasses the available supply. Addressing this pressing issue requires collaborative efforts between developers and Approved Housing Bodies (AHBs) like Circle Voluntary Housing Association (Circle VHA). In this introduction we will explore how the developers can play a pivotal role in supporting Circle 's efforts to deliver social and affordable housing across Ireland.

MEETING HOUSING DEMAND

1

Ireland is facing a significant housing crisis, with a shortage of both social and affordable housing units. Developers are uniquely positioned to help address this issue by providing quality homes to support social and affordable housing delivery. Developers can help bridge the housing gap and ensure that individuals and families in need have access to safe and affordable housing.

CIRCLE VHA EXPERTISE

2

Circle Development team possess a wealth of expertise in the delivery of social and affordable housing, making them an ideal candidate for partnership. The Development team members have a proven track record of successfully developing social housing projects both turnkey and direct build from feasibility to completion.

LONG-TERM SUSTAINABILITY

3

One of the key challenges in the provision of social and affordable housing is ensuring long-term sustainability. Circle , backed by private financing, Circle can create a sustainable model for the delivery and management of housing projects. Through our funders we can offer access to long-term, low-cost funding options, enabling Circle to develop and maintain high-quality homes for the benefit of future generations. This collaboration fosters a cycle of sustainable housing provision and helps establish strong communities.

WHY PARTNER WITH CIRCLE VHA

FUNDING PARTNERS

4

Circle work alongside a number of funding partners who are well versed on the intricacies involved in financing housing projects. By partnering with Circle, the Housing Finance Agency (HFA), Allied Irish Bank (AIB) and the Credit Union (CU) provide crucial guidance and support to navigate the complexities of financing social and affordable housing initiatives, ensuring the efficient and effective use of resources.



An Ghníomhaireacht
Airgeadais Tithíochta
THE HOUSING FINANCE AGENCY



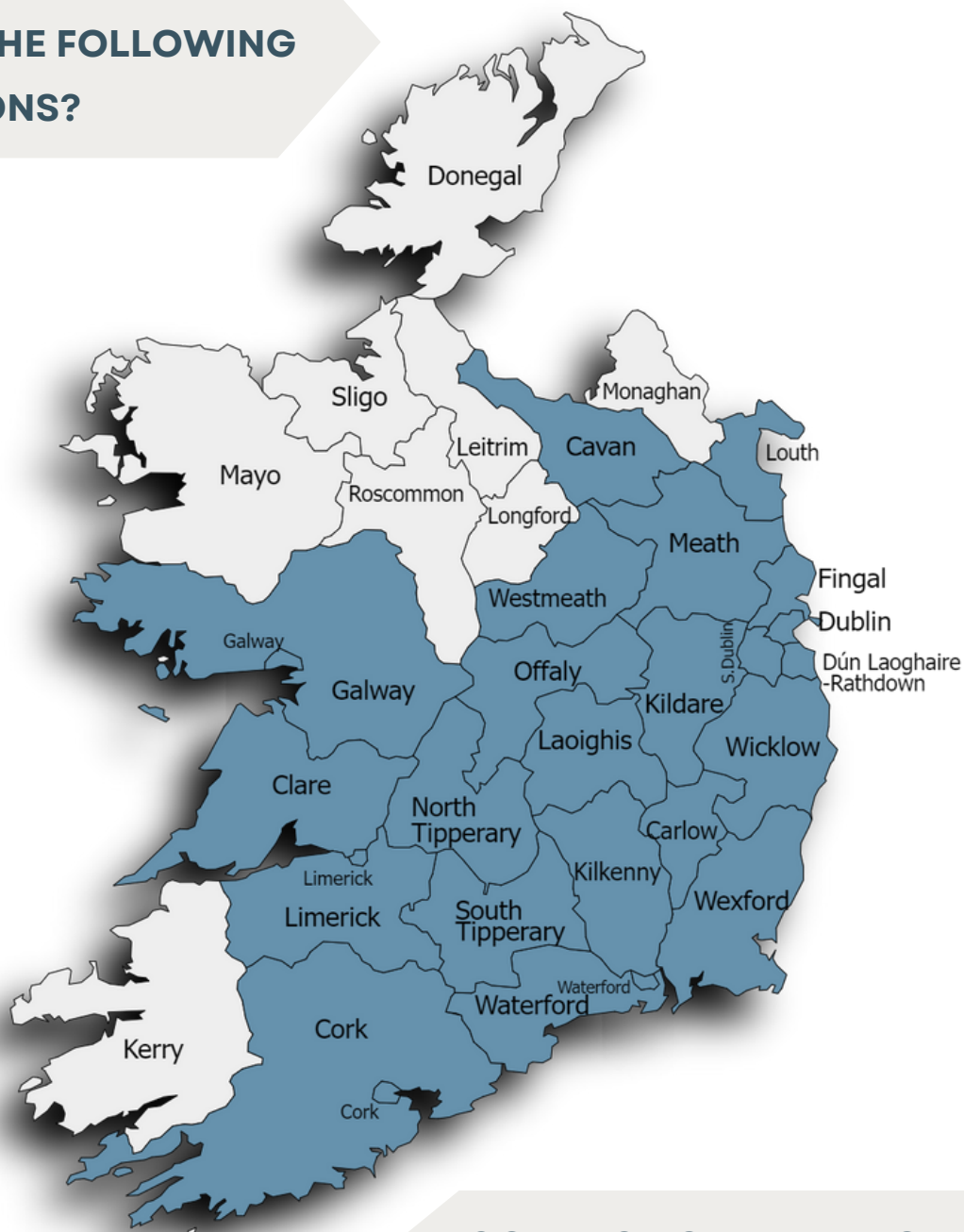
An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

Developers play a vital role in supporting the delivery of social and affordable housing across Ireland. By working with Circle, developers can utilize our expertise and resources, to address the housing crisis and improve the lives of individuals and communities in need. The collaboration between developers and Circle ensures that the right to safe and affordable housing becomes a reality for all, fostering inclusive and thriving communities throughout Ireland.



STRATEGIC GROWTH

**DO YOU HAVE A
SITE IN THE FOLLOWING
LOCATIONS?**

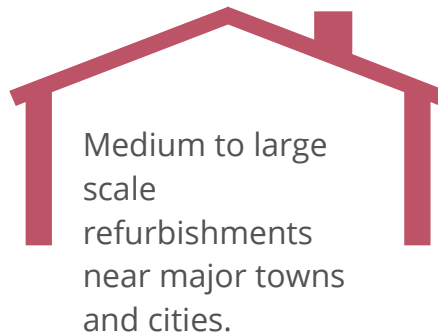
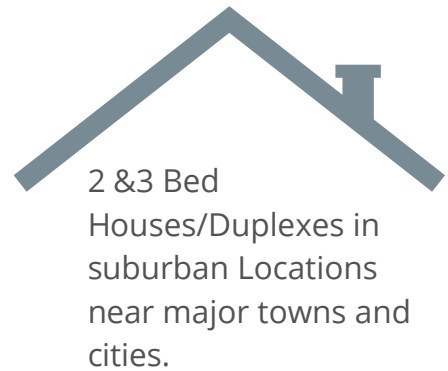


CONTACT OUR DEVELOPMENT TEAM

DEVELOPMENTTEAM@CIRCLEVHA.IE



DEVELOPMENT REQUIREMENTS





DEVELOPMENT REQUIREMENTS



Part V Plus



Single tenure Social Housing up to approx. 60 homes.



Sites with Planning Permission near major towns and cities.



All developments are subject to the Local Authorities needs analysis and approval to progress.



WHO ARE CIRCLE VHA



Circle Voluntary Housing Association (VHA) is one of the **top five** AHBs in Ireland.



Owns and manages over **3,000** homes across **21 Local Authorities**.



Currently employs **60** staff across Development, Finance Assets repairs & Housing services.



Developing a pipeline of over **3000** homes to be delivered over the next **three years**.

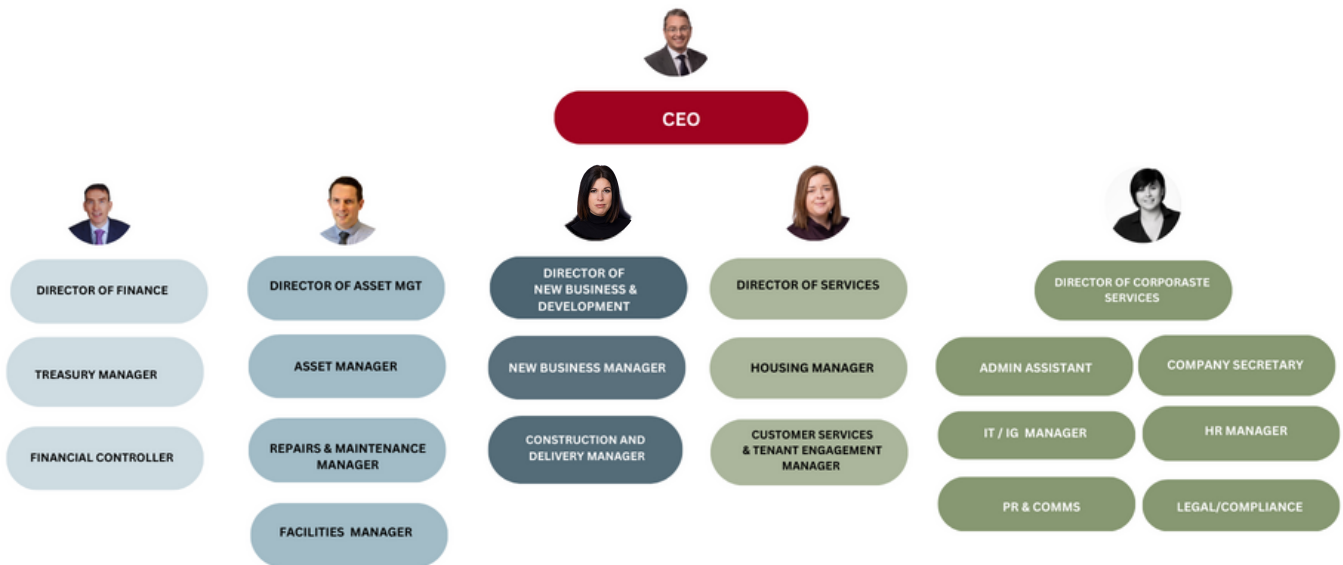
Circle Voluntary Housing Association (VHA) is a leading provider of social, affordable and cost rental housing in Ireland. Circle's vision is to make a real difference by delivering quality homes and innovative integrated housing solutions to individuals and families in Ireland. Circle works together with local authorities, state agencies, developers and funders to deliver new-build social and affordable housing solutions. Circle has delivered over 3,000 homes and have supported over 5,000 people and help create thriving communities.

Circle VHA is more than housing and is passionate in ensuring tenant's needs are at the heart of everything it does. Through its commitment to caring about its tenants and the services it delivers, it empowers tenants to be involved in running their homes and communities while having a say in the shaping of the areas where they live.



KEY TEAM MEMBERS EXPERIENCE

CIRCLE MANAGEMENT STRUCTURE



JOHN HANNIGAN – CEO OF CIRCLE VHA

John has over 30 years’ experience in the housing sector, including senior roles with Sunbeam House Services and Respond Housing Association, Senior Executive Level roles with KPMG, Grant Thornton and EY, and as Group Director and Company Secretary in the UK for large Registered Social Landlords (Accord and Prime Focus), leading him to esteemed titles as a Fellow of the Chartered Institute of Housing, a Fellow of the Association of Certified Accountants and a Chartered member of the Institute of Directors in Ireland. John is also a member of the Board of ICSH, Chair of the CIH Ireland and a member of the CIH governing board and Chair of the finance audit and risk committee.

During his 5 year and counting tenure at the helm of Circle VHA, John has exponentially grown the portfolio of the company’s social housing homes and managed services, delivered on its growing direct construction projects, engaged in creative collaborations and partnerships, and agreed innovative funding deals with national institutions.

Contact: jhannigan@circlevha.ie

DEVELOPMENT TEAM



ZOE MOORHOUSE - DIRECTOR OF NEW BUSINESS DEVELOPMENT

Zoe joined Circle Housing in 2021. Zoe previously worked in the UK affordable housing sector for over 13 years, most recently at Peabody, one of London's oldest and largest housing associations. She has extensive experience in managing the acquisition, planning, procurement and construction of high-density new build and refurbishment mixed-tenure and mixed-used developments. With a passion for place-making and design and quality, Zoe has led on several award-winning projects in the UK. In 2024, Zoe was appointed to Director of New Business Development.

Contact: zmoorhouse@circlevha.ie



MARTIN HARTNETT - NEW BUSINESS AND DEVELOPMENT MANAGER

Martin joined Circle VHA in 2019, boasting seven years of extensive experience within the Social Housing Sector. His background encompasses roles within both Local Authority and AHB settings, providing him with a well-rounded perspective and a diverse skill set. With a formal qualification in Construction Project Management (Dip) and ongoing pursuit of an MSc in Quantity Surveying, Martin demonstrates a commitment to continuous professional development. Within Circle VHA, Martin plays a pivotal role in acquisitions facilitated through various funding models, including CALF & P&A, and Cost Rental. He drives projects from initial identification through to sale completion, meticulously overseeing financial viability assessments, contract execution, funding applications, and all intermediary processes. Martin's adeptness in liaising with a wide array of external stakeholders ensures seamless collaboration and the successful realisation of housing schemes.

Contact: mhartnett@circlevha.ie



PAUL BRAIDEN - NEW BUSINESS MANAGER

Paul is our New Business Development manager, having originally joined the organisation as a Senior Development Officer in 2022. He has six years' experience working in development in the Approved Housing Body Sector. Paul has been the lead on large scale development acquisitions in the Greater Dublin areas with an excellent track record in both delivery and New Business Development. Recently Paul worked with one of the largest construction companies to deliver Limericks first Cost Rental scheme of over 113 units. Furthermore, due to his experience in the sector, he has excellent contacts across all stakeholders in the industry. Prior to that, Paul worked in the Property industry in Abu Dhabi and also holds a MSc in Sustainable Development. Paul's role involves bringing new acquisition projects to Circle VHA, financial modelling, negotiating deals and guiding schemes through to completion.

Contact: pbraiden@circlevha.ie



DEVELOPMENT TEAM



STEPHEN COY - SENIOR DEVELOPMENT OFFICER (CONSTRUCTION)

Stephen Coy is a Senior Project Coordinator who joined Circle in 2022. Stephen has over 15 years' experience in construction & architecture, graduating from DIT in 2008 with a BSc in Architectural Technology and subsequently earning a master's degree in architecture from the University of Edinburgh. Stephen has amassed broad project management experience within the AHB industry, encompassing large apartment projects to mid-scale housing developments. He currently has a particular interest in Rapid & Prefabricated Construction Technology and its potential application in the delivery of Social Housing.



ELAINE KEOGH - SENIOR DEVELOPMENT OFFICER (TURNKEY & ACQUISITIONS)

Elaine Keogh has been part of Circle VHA since 2018 as Project Co-Ordinator within the Finance and Corporate Services where she was valued for her positive attitude, professionalism, and attention detail. In 2019 Elaine started in her role within the development team as Senior Team Administrator providing support to the department, on the basis of this Elaine was promoted to Development Officer in 2021. In 2023, Elaine completed a diploma in Project Management. Through her exceptional work ethic, drive and professionalism Elaine has been promoted to Senior Development Officer in 2024. Elaine has collaborated with a number of developers to deliver a number of turnkey projects across Ireland.

FINANCE MANAGEMENT TEAM



COLIN CREEDON – DIRECTOR OF FINANCE AND CORPORATE SERVICES AND COMPANY SECRETARY

Colin joined Circle in 2020 having previously been Finance Director of a major Irish property and Investment company. Colin has extensive experience in the property sector having been responsible for securing funding for over €400m worth of private sector development and investment projects. He has secured working capital finance for housing developments and was involved in the development, sale, and leaseback of a €40m commercial development. Colin has led the sales process for large residential and commercial sales in Ireland and UK totalling €55m. Colin has also managed commercial and residential property portfolios in conjunction with third parties.

Colin is a Chartered Accountant and has worked in a number of senior finance roles in Ireland and USA having trained in EY Dublin. He is also a Chartered Surveyor and has a B.A. in Economics and Politics from University College Dublin



PAUL MORRISSEY – FINANCIAL CONTROLLER

Paul joined Circle in 2022 and has over 20 years' experience in finance, having previously held senior roles in large Irish companies in the building supplies and retail sector. Paul also has extensive experience in the telecoms sector in Ireland and the Caribbean. Paul has managed large Corporate Bond Debt and a global transformation project. Paul is a qualified Chartered Certified Accountant and has a BA in Economics and Geography from Trinity College Dublin.



JULIE HANNON - TREASURY MANAGEMENT AND FINANCIAL REPORTING

Julie recently joined Circle VHA in March 2023, having worked in both private practice and industry, where she has held a variety of senior finance roles, including head of finance of a telecommunications group. Most recently, she has worked as a consultant specialising in fraud and forensic investigations. Julie has extensive experience in finance transformation, strategy, financial modelling, and forensic accounting & investigation. She is a Chartered Certified Accountant with over 17 years' experience and has a B.Sc in Applied Computational Linguistics from Dublin City University.



DIRECT BUILD PROJECTS

RAILWAY COURT, DUBLIN 1.



Direct build construction project, delivered in collaboration with Dublin City Council & Department of Housing under the Governments initiative of Housing for All. The scheme consists of 47 homes in which are due for delivery in May 2024.

HOUSING WITH SUPPORT, RICHMOND PLACE, DUBLIN 8.



Housing with Support (HWS) is a new model of housing and care provision in Ireland. It is underpinned by age-appropriate housing and universal design principles including own-door living with onsite staff supports. Delivered in collaboration with Alone, Department of Housing, Dublin City Council and the Health Service Executive. Delivery of 52 homes. Due for delivery in June 2024.

SANTRY, DUBLIN 9.



The schemes consist of the redevelopment of an existing brownfield site with 35 one & two bed apartments designed to meet the needs of older persons. The scheme is due be completed in May 2025.

COMPLETED COST RENTAL PROJECTS

THE MILLS, CASTLETROY, LIMERICK 113 HOMES - COST RENTAL AND SOCIAL



LANESTOWN VIEW, DONABATE, DUBLIN 72 HOMES - COST RENTAL AND SOCIAL



RECENTLY COMPLETED SOCIAL HOUSING PROJECTS

BUTTERFIELD, MOUNT NEIL GRACEDIEU, CO WATERFORD X 57 HOMES



FAIRGREEN MANOR, DUNLAVIN, CO. WICKLOW X 40 HOMES



FAIRFIELDS, OLD TRAMORE ROAD, WATERFORD X 40 HOMES





PROJECT COLLABORATORS



Q U I N T A I N



CAIRN

TECHNICAL PARTNERS





LEGAL PARTNERS

BEAUCHAMPS

MASON
HAYES &
CURRAN

BYRNE
WALLACE



DEVELOPMENTTEAM@CIRCLEVHA.IE

You can find Circle on



@circlevoluntaryhousingassociation

