



Tincean
Carlow Voluntary Housing Association Ltd.

celebrating 21 years

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Carlow Voluntary Housing Association Ltd

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Message from Turlough O'Brien, CEO of Tinteán

Tinteán was established in 1993 and is now an important provider of social housing within the county. We take pride in the standard of housing we provide for our tenants. We are also proud of the relationships we have developed with our partners, our tenants and the wider community including Carlow local authorities, Delta, Irish Council for Social Housing and the Department of Environment, Community and Local Government.

Beginning with one scheme for the elderly in our community, Tinteán has addressed the housing needs of those in most need and those with special needs to a very high standard.

The provision of a large number of homes for people with special needs is a particular source of pride. Tinteán provides affordable homes for low income families in which rents are linked to income while maintaining all the homes to the highest standard.

Housing associations like Tinteán are independent, not-for-profit charities that provide affordable high quality housing for people who cannot afford to buy their own home or pay for private rented housing.

There are currently nearly 90,000 households on local authority waiting lists for social housing. In recent years Government funding has been greatly reduced. At a time of a growing need for social housing, Tinteán's work has never been more important. That is the challenge facing Tinteán and one we look forward to addressing in the new environment where the voluntary housing sector is being asked to play a greater part in the provision of social housing.

In the past, local authorities provided nearly all social housing. However in recent years, housing association provision has increased greatly, and during the last ten years, housing

associations have provided a quarter of all new social housing.

Social housing makes up 10% of all housing in Ireland. 500 housing associations provide 27,000 housing tenancies.

We operate as efficiently and effectively as possible and aim to ensure that our financial stewardship is of the highest standard.

We work with partners who share a similar mission and apply corporate instruments such as private finance to respond creatively and effectively to the huge demand for social housing in Ireland.

It is highly significant that Tinteán is the fifth organisation to obtain Certified Borrower Status from the Housing Finance Agency and positions Tinteán to continue to address the need for social housing in the changed financial landscape affecting housing provision in Ireland today and into the future. We are constantly looking for viable opportunities that address the evident social need and that make financial sense for Tinteán.

Looking ahead, Tinteán's aims will be to work in partnership with stakeholders and communities to offer people an opportunity to find a good home they can afford.

Looking ahead, Tinteán's aims will be to work in partnership with stakeholders and communities to offer people an opportunity to find a good home they can afford.

We want to create neighbourhoods of choice, where people want to live and settle in. In doing this we want to get more for less in everything we do by securing best value.

We see ourselves playing our part in innovative ways to help create new, balanced, vibrant and popular places.

Tinteán will conduct our not for profit business in a socially responsible way with the goal of changing housing for the better.

We look forward, after our first 21 years, with even more enthusiasm and determination to continuing to enhance the communities in which we operate.

tinteán's mission

'A not for profit organisation helping to build homes for people'.

This reflects Tinteán's core mission and ethos, helping to provide housing to people who are vulnerable or are on low incomes. Tinteán provide the housing and the tenants provide the sense of community in all the schemes. The high quality of accommodation that Tinteán provides can be evidenced in the accommodation provided over the last twenty one years.

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'From little acorns mighty oak trees grow'

A BRIEF HISTORY OF TINTEÁN

In 1991 a small group of volunteers from St Catherine's Community Centre in Carlow attended a Community Development course in conjunction with St Patrick's College Maynooth. During the course a number of needs were identified for the Carlow area, with housing identified as one of the key needs.

The following year, with support from the Irish Council for Social Housing (ICSH), Respond Housing Association and Carlow Local Authority Officials, the group worked to create Carlow Voluntary Housing Association Ltd., a voluntary housing body which would subsequently trade under the name of Tinteán.

Since its establishment twenty one years ago Tinteán has developed housing for low income families, single people, older people and people with disabilities in Carlow Town and County. Delta provides the care and

support services to people with disabilities living in Tinteán accommodation in the community.

Tinteán comes from the Irish seanfhocail or saying, 'níl aon tinteán mar do thinteán féin' which means 'there's no fireside like your own fireside' – there is no place like home! The fireside are at the heart of the Irish home and Tinteán recognises that quality housing is at the heart of creating sustainable communities. Tinteán currently provide ninety nine units of accommodation with further proposed projects at various stages from construction to feasibility.

HOW IS TINTEÁN FUNDED?

Tinteán raised seed capital for the organisation by participating in the Éire

Óg draw in 1993/1994. This successful draw enabled Tinteán to raise £17,788, which helped the idea of homes for people become a reality. In the light of today's costs this amount seems small, but it was the starting point for what Tinteán is today.

The funding for Tinteán up to now has come via Carlow County Council from two schemes administered by the Department of Environment, Heritage and Local Government.

They are:

- 1. Capital Assistance Scheme
- 2. Capital Loan and Subsidy Scheme

Through these schemes and support from the local community Tinteán continues to assist in the provision of social housing in County Carlow.

This funding model has now changed and we will operate in a much more challenging environment.

Tinteán is affiliated to the Irish Council for Social Housing and the County Carlow Community Network.

HOUSING POLICY OF TINTEÁN

Applicants are assessed according to any or all of the following indicators:

1. Applicants who are homeless or shelter less.
2. Applicants whose names are on the Local Authority Housing Lists, or who have statutory rights to be housed.
3. Applicants who because of age, infirmity, ill-health, overcrowding, unfit housing conditions, or other irremediable causes, find their present living circumstances particularly distressing.
4. Applicants who are householders, or whose families own the houses in which the applicants are the sole

occupiers, may be considered if the applicants or their families cover the local contribution of the cost, provided that the applicant would otherwise qualify under 3 above.

5. The need for proper housing will be the over-riding factor in Tinteán's assessment.

6. The ability of the applicant to live harmoniously with other tenants will be a factor in assessing the application.

'A not for profit organisation helping to build homes for people'.

This reflects Tinteán's core mission and ethos, helping to provide housing to people who are vulnerable or are on low incomes. Tinteán provide the housing and the tenants provide the sense of community in all the schemes. The high quality of accommodation that Tinteán provides can be evidenced in the accommodation provided over the last twenty one years.



Local TD Pat Deering officially opening Tinteán Eala on 10th May 2012

Photo: Karl McDonagh

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'Home' From A Tinteán Tenant's Perspective

No place like home for Carmel

The name of Tinteán comes from the Irish saying 'n'il aon tinteán mar do thinteán féin' or 'there's no fire place like your own fire place'.

Carmel Stenson is one resident who can testify to that expression. Carmel was one of the first residents in Tinteán's maiden development in Radharc Oisín when it opened in 1995. Carmel's husband had passed away and she had reared her eight children.

She saw the homes were being built and thought they may suit her. Her independence was of keen importance to her.

"I thought how lucky I'd be if I got one, I'd continue to be independent. I'd be near the church, St Fiacc's House and the shops. I was extremely lucky to get one."

It was initially strange moving in on her

own, the first time in years but Radharc Oisín quickly became home.

"As time went on it was very easy to call here home. I'm still very blessed to have my children come frequently but they don't feel they have to come everyday, I wouldn't want that. My independence mattered to me a lot in every way. In that way I am independent."

During the week, Carmel would have visits from friends and family, do her errands and have dinner in St Fiacc's House. Carmel lauded the staff in St Fiacc's House.

In the evenings, she'd read the paper or watches the news. She is free and independent to do what she wants when she wants.

Carmel said she has good neigh-

bours that could not be improved upon and who are there if needed.

Without Tinteán, Carmel said: "I wouldn't like to think where I'd be, I would not. I would be very fearful where I'd be."

Tinteán has always been "very, very helpful" according to Carmel. Recently her house was upgraded with new doors and insulation. A Tinteán representative visited the estate to fully explain the work to be done and there was minimum fuss.

"If we want any help we know who to ring and if we are in any doubt whatsoever we can ring the office. There always there for us. I could not say enough in their favour, I really couldn't."



Q & A with Claire & Eugene Malone



How did you hear about Tinteán?

The first we heard of Tinteán was when Claire seen an advertisement for a vacant property that had been advertised in the newspaper by Tinteán. We had never heard of Tinteán before this.

How did you find the application process?

We found the application process easy, the application form was easy to complete and the cover letter explained where and when the form was to be submitted.

How did you find the interview process?

We had no problems with the interview process, the interview panel were very nice and informative and answered any questions that we had in relation to the property and what steps would be taken in letting the property.

How have you and your family settled in to your new home and community?

We have settled in great, it's been magic, we love our new home and are getting on very well with our new neighbours, we all look out for each other and we feel right at home.

Does your new home and community provide for your family's needs?

Yes our new home has given us everything we need, before this we were very isolated in the country.

How have you found Tinteán in dealing with maintenance or other issues that have arisen in your time as a Tinteán tenant?

We have had no problems with Tinteán dealing with any issues that has arisen in our time as tenants.

Would you recommend Tinteán as a housing provider if asked?

Yes, definitely.

Explain what benefits getting a Tinteán House has meant to you and your family?

Getting a Tinteán house has given us the security of having a permanent home to call our own and peace of mind to be part of a community and not isolated in the country.

How would you define your move to Tinteán Phadraig in one sentence?

I suppose we would define our move as coming home.

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Tinteán gives help to those who need it most



Tinteán Chairperson - Eileen Brophy

The difference Tinteán has made to the lives of its tenants is both profound and very real over the last 21 years. It has provided homes to people who simply would not have them. These include low income families, the elderly and people with special needs. There are around 100 men, women and children in Carlow that call a Tinteán property their home.

Tinteán Chairperson Eileen Brophy is known throughout Carlow with her work for people with special needs. She explained: "The driving force behind Tinteán would be the housing need that's there. For me personally, the focus is that we have 35 people in accommodation with learning disabilities in Carlow now which would not have been thought of before. Some of them are living semi-independently and will move on in the next few years for independent living."

Tinteán has also supported people to progress from social housing. If a low income tenant's situation improves to the point where they can afford a mortgage, Tinteán offer encouragement and even contribute a "pay-back" to the tenant from the rent they have paid.

"We recently gave over €12,000 for a family to go towards a mortgage and deposit for a new home," she said. "We had a house then for someone on the lower step starting out. That is the beauty of what we have."

"We can be the catalyst for them to move forward onto home ownership and then we can bring somebody else in and start them off again. It what keeps us going as directors really."

There are no honorariums for directors; the board is completely voluntary and the management was too until

Tinteán Coille opened in 2005 and it became necessary to create a paid position.

Tinteán also assists people who may not be able to avail of social housing through the local authority's social housing list.

In some cases, elderly people can live alone in their family and may not qualify for the housing list.

Years ago Tinteán dealt with a case of an elderly woman in Graiguecullen who lived in unsuitable conditions in the family home. The woman hadn't been upstairs in the four-bed property for years and used a bucket for a toilet.

"It was great for us to be able to assist her. The

house was no good to her. She had two rooms she lived in and that was it," explained Eileen.

In another case an elderly woman had no running water and had to rely on family members or walk two miles laden with buckets to collect water. Again Tinteán were able to assist the woman.

The tri-part partnership Tinteán has developed with the HSE, Carlow Co Council and Delta Centre has been vital over the last 21 years. In this respect Eileen acknowledges the partnership has been instrumental in providing new homes to 34 of Delta Centre residents in recent years.

Tinteán can home people referred from the council's housing list while also providing homes to people that the council cannot.

The capital funding Tinteán accesses also comes via Carlow Co Council through the Department of Environment, Heritage and Local Government. The HSE provides funding for care for residents with special needs which is then carried out by the Delta Centre.

Of course Tinteán works with other groups like MABS. Recently, Tinteán also worked with the St Vincent de Paul Hospice to home two elderly men.

"That was a brave step; we were prepared to put the supports there and St Vincent de Paul were

prepared to the put the supports there to enable those people to have at long last a home of their own."

Tenants are eager to show their appreciation to Tinteán. One elderly man

was eager to pay his rent paid a full 12 months in advance. In the first development, Radharc Oisin in Graiguecullen, Eileen said there was always an open invitation for a cup of tea and a chat.

The service Tinteán provides is priceless to its tenants – the security of having their own place. "Your home is your castle," said Eileen. "Once you close that door it's yours. It's really good that people are secure in the knowledge once they're in there, it's theirs."

We can be the catalyst for them to move forward onto home ownership and then we can bring somebody else in and start them off again. It what keeps us going as directors really

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Wishing everyone associated with Tinteán congratulations on 21 years of providing social housing in Carlow.

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tinteán milestones

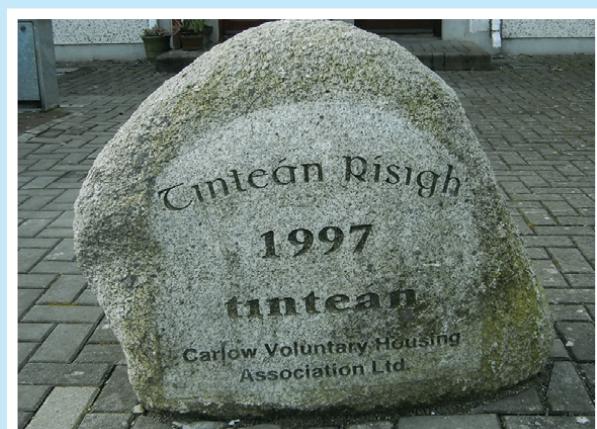


Radharc Oisín, Graiguecullen

Radharc Oisín, Graiguecullen was completed in 1995 and officially opened in October to cater for the elderly and is a 12 unit scheme consisting of 9 one bedroom units and 3 two bedroom units.

Tinteán Phádraig, Chapel Street, Tullow

Tinteán Phádraig, Chapel Street, Tullow was completed in 1997 to cater for the elderly and is an 8 unit scheme consisting of 6 one bedroom units and 2 two bedroom units. It was extended in 2006/2007 with the addition of an extra 4 x 2 bed units for the elderly.



Tinteán Risigh, Dublin Road, Carlow

Tinteán Risigh, Dublin Road, Carlow was also completed in 1997 to cater for families and is a 10 unit scheme consisting of 10 three bedroom houses.

Tinteán Dara, Oak Park, Carlow

Tinteán Dara, Oak Park, Carlow came on stream in 2001 to cater for tenants with special needs. Tinteán Dara provides accommodation for 6 tenants and a House Parent



Teach Tinteán, Blackbog Grove, Carlow

Is the most recent development by Carlow Voluntary Housing Association and it has just been officially opened. This magnificent residence houses special needs tenants and a House Parent.



Tinteán Carraig, Ballinacarrig, Carlow

was completed in 2004 to cater for tenants with special needs. Tinteán Carraig provides accommodation for six tenants with special needs and a House Parent.



Tinteán Coille, Pollerton Big Carlow

was completed in 2005. It comprises two units for seven tenants with special needs and a House Parent, twenty units (18x3 bed semis and 2x2 bed one story semis) for families plus one unit for seven tenants with special needs plus two House Parents. Tinteán Community Centre completes the development.



Tinteán Eala, Oak Park, Carlow

This adapted and re-furbished house, which opened in 2012, provides a high standard of accommodation in the community for four people with intellectual disabilities, plus a house parent from Delta. Each resident has their own bedroom and there are excellent communal facilities plus landscaped gardens.



Tinteán Rua, Browneshill Walk Carlow

Opened in 2008. It was achieved by the purchase of the four bedroom detached residence formally known as "Delmara" and it was fully upgraded and renovated to accommodate its three tenants and a House Parent.



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Joe, Alan and all the staff at Mealey Architectural Facades Ltd. would like to wish Tinteán - Carlow Voluntary Housing Association Ltd. continued success for the future.



Enjoying themselves at the Tinteán Eala opeing in Oak Park Carlow, Ann Somers, Danny Pender and Rhona Sheil



Eileen Brophy, Bernard Jordan and Frank Comerford at Tinteán Eala opening
Photos: Karl McDonough



Ann Somers and Jeanne Mc Donough having a chat at Tinteán Eala

Official opening of Tinteán Eala, Oak Park on 12th May 2012



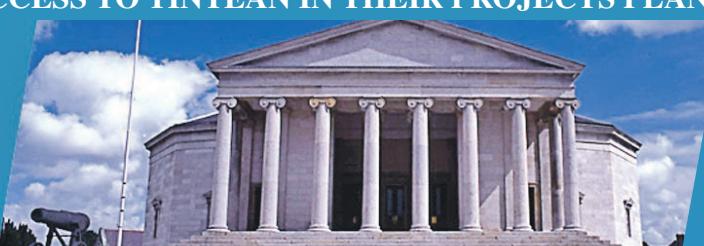
Margaret Hughes, Ann Somers, Aileen Broderick and Eileen Brophy at the opening of Tinteán Eala



Then Council Chairman Tom O'Neill, Mairead Ronan and Aileen Broderick at the opening in Tinteán Eala



Fr. Brendan Howard, Fr. Rory Nolan and Rev. Helen Oxley at Tinteán Eala



The Board of Directors

An organisation such as Tinteán simply could not happen without the voluntary efforts of a dedicated and selfless Board. The Board of Directors of Tinteán are all motivated by a simple desire to provide homes for people in need. Incredibly five of the current Board have served on the Board since it's inception.

CHAIRPERSON: EILEEN BROPHY

Eileen Brophy is a founder member of Tinteán and is currently the Chairperson of the Board and in 2007 was the National Winner of the ICSH Board Member Award. She is also a member of the Board of Management of Oaklee Housing Trust, representing the Disability sector. She is a graduate of the Irish Management Institute and is a NUI Trainer of Trainers.

Eileen is the founder and Director of Services of Delta Centre Ltd., which provides a range of services to people with intellectual disabilities in Carlow. She also lectures nationally and internationally on Sensory Development for people with special needs.

Eileen has had extensive involvement in the administration and project management of many community initiatives. She is a member of Rotary International.



HONORARY TREASURER: FRANK COMERFORD

As a founder member of Tinteán Frank has served on the Board of Management since 1993 and he has served as Honorary Treasurer since 1995. He was the County Representative on the Board on the Irish Council for Social Housing for many years. He is responsible on behalf of the Board for the day to day line management of the organisation. In 2014 he was the National Winner of the ICSH Board Member Award.

Frank has significant management experience from his time in the now Department of Social Protection, managing the area of Carlow/Kilkenny for a long number of years prior to retirement in 2009 at Assistant Principal level.

Frank is extremely active in the Carlow community and has been involved with a significant number of Voluntary/Community organisations for many years and held the position of Hon. Treasurer with most of them. He is currently a director of four voluntary companies, Tinteán, Carlow MABS and Carlow Volunteer Centre (as Honorary Treasurer) and St Catherine's Community Services Centre (Company Secretary).

VICE-CHAIRPERSON: MARY SHEEHY

Mary has been on the Board of Directors of Tinteán since its inception, and has served as Company Secretary. She has extensive experience and training in Financial

Management and Administration, Charities and employment legislation, and holds qualifications in Counselling, Canon Law and Theology.

Mary has a background in banking, education, local authorities and charitable foundations.

In addition to her involvement in Tinteán, she has served on the Board of Management of St. Catherine's Community Services Centre in Carlow and has been a Director of Assumption Parish Services Ltd. She has also served in a voluntary capacity as consultant to a charity in regard to its financial systems.



COMPANY SECRETARY – RICHARD HOOLAN

Richard is a Civil Servant currently with the Department of Jobs, Enterprise and Innovation and previously with Department of Agriculture, Food and Forestry. Prior to joining the Civil Service in 1995, he worked in a number of companies in roles ranging through Office Manager, Credit Controller, and Assistant Accountant.

Within the voluntary sector, Richard was a member of the Irish Red Cross for over 20 years, working his way through the ranks to finally serve as Area Director of Units before retiring in 2006. Richard also served for a number of years on the Carlow Branch Committee of the Irish Wheelchair Association and the Board of St. Catherine's Community Services Centre.



ADRIAN DUNLEVY

Adrian Dunlevy, FCCA, served as Financial Controller/Co. Secretary for the Nationalist & Leinster Times Newspaper for 23 years having worked previously as accountant in a range of national and multi-national companies.

As well as serving on the Board of Tinteán, Adrian is also Chairman of the Board of St Catherine's Community Services Centre in Carlow and was Chairman of Carlow Town Hurling Club.

MICHAEL ABBEY

Michael is a trained primary School teacher and worked in teaching for forty years before retiring in 2001. He has also worked as an elected representative since



becoming a member of Carlow Town Council in 1984 and he focused much of his public work in the area of housing. He was also a member of Carlow County Council since 1999. He has served as Chairman of the Traveller Accommodation Committee and as a member of the Housing SPC. Michael has served on the Board of management of Tinteán since 1994 along with other voluntary organisations in the Carlow area.



FR. BRENDAN HOWARD

Fr. Brendan spent 40 years with the Christian Brothers as Principal of secondary schools in Bray, Portlaoise, Athy, Cork and Kilkenny. During this time he gained valuable experience in the management and development of secondary school facilities. After leaving the Christian Brothers in 1996, he became Deacon in the Diocese of Kildare and Carlow and was ordained the following year. After working in Carlow Cathedral he became Parish Priest in the Parish of Ballon & Rathoe, County Carlow up to the present day.

Fr. Brendan joined the Board of Tinteán in 1996, at the time of its first development, Radharc Oisín in Graiguecullen.



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Carlow Voluntary Housing Tinteán Board front Itor; Michael Abbey, Mary Sheehy, Eileen Brophy, Frank Comerford, at back Itor; Kieran Comerford, Rody Kelly, Adrian Dunleavy, Richard Hoolan, Dave O'Flaherty and Turlough O'Brien. Missing from picture Adrian Dunlevy, Fr Brendan Howard and Jim Townsend.



RODY KELLY

Rody, another founder member of Tinteán, was formerly the Principal at St. Joseph's Boy's National School in Carlow, until his retirement in 2006.

A long-standing member of Carlow Town Council, Rody served as Cathaoirleach between 1997 and 1998. He

was also an elected member of Carlow County Council between 1999 and 2009. Rody has also served on the Carlow VEC, the South Eastern Health Board, the Health Forum South and the Visual Centre for Contemporary Arts and the George Bernard Shaw Theatre in Carlow. He was also a member of the Carlow County Council Environmental SPC and the Board of the Carlow County Museum. Rody graduated with an Honours Degree in Law from Carlow IT in 2013.

DAVID O'FLAHERTY

David is currently the Principal of Muine Bheag Vocational School in Bagenalstown, County Carlow and was previously a teacher at the Carlow Vocational School. Prior to working in the education sector, David was the CEO of CANDO (Carlow Area Network Development Organisation) and the Manager of the



Kildare Leader Project.

As well as serving on the Board of Tinteán for 10 years, David is also currently on the Board of St Lazerian's Special Needs School in Carlow. In the past he has served on the Board of Bishop Foley Primary School, Carlow and was Chair of the Carlow Regional Youth Service.



JIM TOWNSEND

Jim is a farmer in Tinryland, Carlow and has more than 30 years' experience as an elected representative. He is a former member of Carlow County Council having served as Cathaoirleach on 3 occasions and also as the Carlow Town Council Cathaoirleach. In 1993 Jim was appointed as Senator in Seanad Éireann for 5 years, on the nomination of the Taoiseach.

KIERAN COMERFORD

Kieran has been a Board Member of Tinteán for over ten years. A native of Carlow, he has been involved in a variety of voluntary organizations involving youth, community services and housing at Local & National Level.

In his professional life Kieran is the



Head of Enterprise with the Local Enterprise Office within Carlow County Council. In his role he works with hundreds of start-up and developing Enterprises and co-ordinates a wide variety of local, national and international events. Kieran is a Director of Enterprise House which is a Social Enterprise based on the O'Brien Road in Carlow which provides Incubation space for start-up and developing enterprises. The Centre has been developed over the past 9 years with the support of a voluntary board of 8 directors all of whom share a common vision for supporting start up and developing companies. He is a graduate of UCD & IT Carlow and is currently studying in UCC.

The CEO and Tinteán Staff

Tinteán currently has two full-time employees, their CEO and their Project Administrator, who report on a day-to-day basis to the Honorary Treasurer and on a monthly basis to the Board of Directors.



TURLOUGH O'BRIEN CHIEF EXECUTIVE OFFICER

Turlough is the most recent addition to the Tinteán team having just joined in September. He served as CEO of County Carlow Chamber for the past two years. Previously he has worked with AIB Bank, Sugar Distributors, Éire Óg CLG and Irish Nationwide Building Society. He has been a member of the Board of Carlow County Development Partnership and Carlow Volunteer Centre. Turlough is currently Manager of the Carlow Senior Footballers.



BRIAN O'CONNOR PROJECT ADMINISTRATOR

Brian joined the organisation in August 2013 as Office Administrator.

Prior to taking up the position in Tinteán, Brian was a Business/Construction Manager with Picsaw Construction, a local based Construction Development Contractor.

Brian has six years' experience working in the residential housing sector in Ireland. His main responsibilities were to manage all aspects of the company and to take projects from an early design stage to successful completion. His role enabled him build up strong relationships with the statutory authorities, specifically local authorities.



TONY LAWLOR GENERAL MAINTENANCE OPERATIVE

Tony's whose role is General Maintenance Operative. His role consists of undertaking all general maintenance matters with the Organisations housing portfolio.



Wishing Tinteán congratulations on 21 years serving the community

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Message from Donal McManus

Executive Director of the Irish Council for Social Housing (ICSH)

Over the last 21 years, Tinteán Carlow Voluntary Housing Association has significantly expanded their range of housing and related services to people in housing need in Carlow.

The people of Carlow should be rightly proud of the work that the housing association has undertaken to improve the lives of people and communities in the county in both urban and rural areas.

It is a fine example of a housing association working in strong partnership with a range of statutory and voluntary organisations to collectively meet the housing needs of the people of Carlow including families, older people, people with disabilities and homeless persons. Tinteán has grown as a part of growing voluntary housing sector,

that emerged over the last 20 years and Tinteán have contributed significantly on a national level to the development of an active voluntary housing movement in Ireland providing new types of housing options.

The Tinteán board have been active in the wider housing sector with Tinteán Board Members, particularly Eileen Brophy and Frank Comerford, who have been recognised in the sectors National Board Member awards in recent years.

In 1995, the voluntary housing sector managed around 9,000 homes for families, older people, people with disabilities and formerly homeless households. By 2014, housing associations collectively managed around 27,000 homes throughout the country in both urban and rural areas.

Housing associations who are members of the Irish Council for Social Housing (ICSH) are now active in every local authority in the country. Many housing associations are locally based housing associations that may have provided one-off projects to meet a local or parish need. However, Tinteán have now emerged, since their establishment, to provide a range of projects throughout the county often as part of mixed and thriving communities.

There are only a small number of larger housing associations who operate on a nationwide basis in Ireland. Whilst larger housing associations provide over 300 homes, a few housing associations manage a few thousand homes.

However, another steady

growing model that has been emerging in the voluntary housing sector is that of the county or regionally focused housing associations, such

as Tinteán in the southeast.

What is evident in the development of voluntary housing associations has been the leadership role of the various boards in undertaking new innovations in providing new types of housing.

This can been seen in the appetite and initiative the then Board of Tinteán showed in the mid-1990s with the use of a new and quite complicated capital funding scheme for housing families, then known as the rental subsidy scheme.

with disabilities. This has been often a concern of many families on what will be the supported options of their loved ones into the future. Again, Tinteán, in partnership with Delta decided to address this real need.

One thing we at the ICSH can say is that Tinteán have built on a strong foundation on the initial vision and can do approach of the Board from 1993. The fact that Tinteán have now received certified status in 2014 from the Housing Finance Agency (HFA) for lending purposes is a testament to how strongly that the association is governed. Tinteán is the first non-large housing association to achieve this status and the HFA have a rigorous due diligence assessment.

The successful expansion of the association has also allowed it to employ skilled staff to assist the board to meet its objectives. Tinteán

The people of Carlow should be rightly proud of the work that the housing association has undertaken to improve the lives of people and communities in the county in both urban and rural areas

have seen the good times with Government capital funding schemes, and then real challenges over the past 6 years, no doubt in the next 21 years the funding environment will change further, especially with increased use of loan finance and associated regulation.

With support of local authorities and the people of Carlow and the southeast, Tinteán Carlow Voluntary Housing association can continue the can do approach to address essential housing needs.



**Irish Council
for Social Housing**

About ICSH

The Irish Council for Social Housing (ICSH) was formed in 1982 by housing and hostel organisations in Ireland to act as a national representative, promotional, information and advisory federation.

The ICSH seeks to encourage and assist the development of a range of social housing services which complements the role of the Local Housing Authorities and meet the different and changing needs of various groups of the population such as the elderly, homeless, people with disabilities or families on low incomes.

The main objectives of the ICSH are:

- 1. Promotion of non-profit/Voluntary Housing for the relief of housing need and homelessness.**
- 2. Acting as a representative body for affiliated members.**
- 3. Facilitating the exchange of information amongst members in relation to planning, provision and management of social housing.**
- 4. Provision of information, advice, guidance, education, training and research.**



**Irish Council
for Social Housing**

The Irish Council for Social Housing (ICSH),

The National Federation of Non-Profit/Voluntary Housing Associations, congratulates Tinteán - Carlow Voluntary Housing Association for their provision and management of good quality and affordable social housing in Carlow over the past 21 years.

Irish Council for Social Housing
50 Merrion Sq. East,
Dublin 2
t. 01 6618 334
www.icsh.ie

Tinteán well positioned for bright future

The provision of social housing in Ireland has never been more crucial and Tinteán are well positioned to continue to affect people's lives for the better.

Tinteán is renowned in the sector for the management structures, such that its directors are often asked to give talks to other similar groups and bodies around the country. Tinteán is

also only the fifth group to secure an Approved Borrower Status under the Housing Finance Agency (HFA). To date, it's also the only small housing group in the country to achieve this status.

This resulted from a rigorous assessment of the group's finances. It's an endorsement for the way Tinteán is run but it's also crucial as funding streams

change and more emphasis is put on loans from the HFA or other loans to fund new developments.

Prudent financial management has been essential for Tinteán and how it started out 21 years with focus on the first development, Radharc Oisín in Graiguecullen.

Honorary Treasurer Frank Comerford recalls how the group did



Tinteán honorary treasurer Frank Comerford

not put the cart before the horse when it launched its first scheme 21 years ago.

"It was a question of let's do one and see how it goes. Once you got one up and running, and our income stream that gave you more capital to go for two and then for three."

It's this prudence that now sees Tinteán with a housing stock of seven million euro and a capital of one million euro.

Capital Advance Leasing Facility (CALF) is a recently introduced funding model with a maximum of 30%

secured through a government loan and 70% has to be raised privately or through a commercial loan or the HFA.

It's a dramatic change from Capital Loan and Subsidy Scheme which it replaced which provided a 100% funding grant as long as homes went to people on local authority house lists.

Another challenge has been the reduction in another grant scheme the Capital Assistance Scheme which is a targeted scheme to specific categories of need.

"It's a big change for the voluntary housing sector in terms of risk management whereas before

we were just into management. That's where HFA approval came in. Nobody is going to loan to you unless you are a bloody good company," said Frank.

The financial prudence does not come at the expense of quality homes and there is a focus on

having the homes as energy efficient as possible including existing housing stock.

Tinteán Padraig and Radharc Oisín have seen upgrades recently in the form of new attic insulation, heating upgrades, new windows and doors. A new Tinteán development in Ball-

In one instance, a family was in a three bed house. A parent sustained a serious injury and the house was no longer suitable. Tinteán were able to purchase a bungalow, convert it to his needs. It was done quickly by Tinteán with the family able to pick up the keys of the new house the week before Christmas with the support of Carlow Co Council but it was something that the local authority could not have done outright."

incarrig is being designed as energy neutral.

Despite the changes in funding streams, Tinteán still retain their flexibility to address urgent issues in a dynamic fashion.

"In one instance, a family was in a three bed house. A parent sustained a serious injury and the house was no longer suitable. Tinteán were able to purchase a bungalow, convert it to his needs.

It was done quickly by Tinteán with the family able to pick up the keys of the new house the week before Christmas with the support of Carlow Co Council but it was something that the local authority could not have done outright."

The ability to respond and adapt to changes both in funding streams and to its tenants' needs augurs well for a bright future for Tinteán.

"Wishing Tinteán congratulations on 21 years serving the community"



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1993
2014

celebrating 21 years



Tinteán 21st Anniversary Dinner

at the Seven Oaks Hotel, Friday 31st October 2014



Aileen and Ciaran Comerford



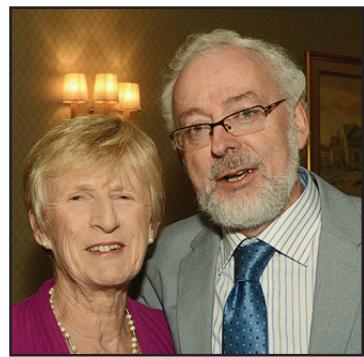
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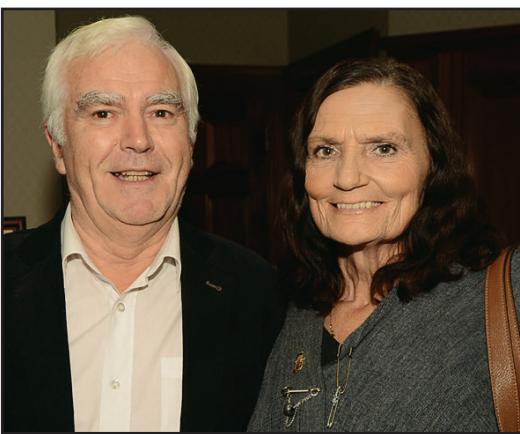
Julie Hoolan, David O'Flaherty, Maria O'Rourke



Mary and Turlough O'Brien



Carmel Lyons and Rody Kelly at the Tinteán anniversary dinner in The Seven Oaks Hotel



Adrian and Mary Dunlevy

The Board of Directors of Tinteán held a celebration Dinner in the Seven Oaks Hotel recently to mark 21 years of Tinteán.

Chairperson of the Board Eileen Brophy acknowledged the tremendous support of past and present Board members, the residents of Tinteán, the wider Community, Carlow Local Authorities, ICSH and the Department of Environment, Community and Local Government.

She recalled how the idea of Tinteán developed from a group of enthusiastic volunteers who attended a Community Development Course back in 1991 when none of the participants could have imagined how successful Tinteán would become and the contribution Tinteán would make to social housing in Carlow.

Eileen concluded her address by looking forward to Tinteán responding to the changing environment in the sector and continuing to provide for future social housing in Carlow in the years ahead.

The original Board of Tinteán consisted of Eileen Brophy, Michael Byrne, Frank Comerford, Noreen Duggan, Richard Hoolan, Rody Kelly, Joe McDonald, Martin Meagher, Tom Mooney, Martin O'Neill, Philip Sharkey and Mary Sheehy. Five of the original Board are still very active Board members – Eileen Brophy, Frank Comerford, Richard Hoolan, Rody Kelly and Mary Sheehy while Martin O'Neill has been very involved over the years, making a significant contribution to the success of Tinteán. They are joined by Kieran Comerford, Adrian Dunlevy, Michael Abbey, Fr. Brendan Howard, David O'Flaherty and Jim Townsend.



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HOW TO FIND US:

Strawhall, off Cannery Road in Carlow close to Athy Rd roundabout. Follow brown tourist signs.

Ph: 059-9143527, Visit us at www.deltasensorygardens.com and facebook



Carlow County Council is delighted to be associated with the 21st Anniversary of Tinteán, Carlow Voluntary Housing Association

Since its inception in 1993, Tinteán has been instrumental in providing accommodation for the most vulnerable in our society in County Carlow.

Funding for Voluntary Schemes has been provided via the Council from the Department of the Environment, Community and Local Government for the following:

- (a) General housing need, and,
- (b) Those with special needs.

Tinteán are required to fund raise for special needs accommodation and have always been able to meet this requirement. To date in excess of €7.6m has been expended on projects by Tinteán which includes 64 units accommodating in excess of 150 people.

The range of accommodation provided includes general social housing, housing for the elderly, special needs and community homes. Tinteán has a very strong community ethos and the design of schemes (usually 10 – 20 homes) lends itself to building strong inclusive communities. This brings security and stability to the lives of those who reside there.

Tinteán has schemes located in both Carlow Town & Tullow. They also had a proposal for a scheme in Tinryland which, due to the economic downturn, was put on hold. The proposal included a mixture of social, special need, elderly and private housing. We look forward to

reviewing this proposal should finance be available in the coming years.

Being a local Voluntary Association, Tinteán, is in touch with the needs of Communities in Carlow and this is evident in the high level of occupancy in all their schemes. Tinteán further have policies and procedures in relation to management and maintenance of their tenancies. In relation to maintenance, they specify call-out times depending on the nature of repair required – adherence to these procedures is evident in the high standards which they maintain in their homes.

Another example of the positive working relationship between the Council and Tinteán is in the Area Based / Energy

(including 72 Council and 20 Tinteán) to improve energy efficiency for occupants. Proposed works included roof insulation, wall insulation, high efficiency boilers, Window and door replacement as necessary and CFL bulbs. Works have now been completed to a very high standard and will result in substantial energy savings to the tenants.

Tinteán has a long association with the Delta Centre, Strawhall, Carlow and has provided supported accommodation for many service users over the years. The Council is particularly happy to support funding for such schemes, which allow individuals to develop independence in their day to day lives. It also provides security for their accommodation for



**Tom Barry, Chief Executive,
Carlow County Council**

Voluntary Groups and prioritised in accordance with the Department's criteria. The Council received funding for one project, a group home - Tinteán Carrig Phase II, located in Ballinacarrig, Wexford Road, Carlow. I understand budget approval to proceed to tender has just now been received and I look forward to the commencement of the project in early 2015.

In conclusion, I would like to congratulate Tinteán on their achievements to date and look forward to collaboration on many schemes into the future.

I would like to congratulate Tinteán on their achievements to date and look forward to collaboration on many schemes into the future

Poor Homes Scheme funded by Sustainable Energy Ireland for energy upgrades to Local Authority and Voluntary Housing stock. Following consultation with Tinteán and other voluntary housing associations, a joint application was submitted for works on 115 housing units

future years as their own families mature.

This year a limited amount of voluntary housing funding was made available by the Department of the Environment Community & Local Government for voluntary construction projects. Applications were received from a number of

Carlow County Council



Economic Development & Cultural Development

Sustainable Development & Heritage

Transport & Infrastructure Environmental Protection

Social Inclusion, Housing & Community Development

Congratulations to Tinteán Carlow Voluntary Housing Association on their 21st Anniversary.

Looking forward to continued partnerships in the future

- Serving the community
- Promoting social inclusion
- Promoting economic and social development throughout the County
- Supporting Business
- Protecting our Heritage
- Enhancing the environment



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Consulting Architect Emma Geoghegan MRIAI ARB from MEME Architecture outlines the low energy and environmentally sustainable brief for this development



Emma Geoghegan
MRIAI ARB

The Passive House design approach to Tinteán Carraig

Tinteán currently provide residential accommodation for four adults in an existing bungalow on a site in Ballinacarrig on the Wexford Road. In 2015 a second phase of development is planned for the site which will encompass a new purpose built house built to Passive House standards providing a home for 6 additional residents. Planning permission was granted for the development by Carlow County Council in 2013 and is currently at detailed design stage.

The concept behind the proposed development is to create a landscaped courtyard between the existing house and the new house which will provide a private area for the residents. As the surrounding context is generally large scale retail or industrial buildings it was important to create a new visual amenity space which the new house could relate to and the courtyard garden will provide this.

From the outset Tinteán were keen to ensure that the new house would be as low

energy and environmentally sustainable as possible and the decision was made that the new Ballinacarrig building should be designed and built to achieve a Passive House standard.

This standard is an internationally accepted best practice approach to low energy design and requires a building to be super insulated and airtight to reduce space heating demands to such a low level that a conventional heating system may not be required. The key criteria in the

Tinteán to adopt this approach allowed the design team to determine the optimum design for the building which would meet both the requirements of the residents and also comply with the exacting standards of Passive House design.

Over the last number of years the Passive House design approach has become very popular for individual houses in Ireland.

However there are so far few examples of social housing developments adopting this rigorous design standard.

In fact the first certified Passive House social housing development on the island was only completed in Dungannon, Co Tyrone in 2012. In deciding to take this approach for their newest housing unit, Tinteán are demonstrating that they are at the forefront of social housing provision.

'The project was designed with the assistance of Integrated Energy Passive House Design Consultants.'
The project team comprises Meme Architecture, Bowe Consulting Engineers, Galileo Energy and Brennan Associates Cost Consultants.'

In deciding to take this approach for their newest housing unit, Tinteán are demonstrating that they are at the forefront of social housing provision

design of a Passive House are maximisation of solar gains, high levels of insulation and airtightness and use of an efficient MVHR (mechanical ventilation and heat recovery) system. The early decision by



For more information about the opportunities and benefits of low energy design based on the Passive House Principles contact the **Passive House Association Ireland**
10 Mount Pleasant Parade Ranelagh, Dublin 6
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Meme would like to wish our colleagues at Tinteán (Carlow Voluntary Housing Association) congratulations on a very successful 21 years. Best wishes for the future.



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Donald and Sylvia Sullivan, new members of the Tinteán community



Donald and Sylvia Sullivan

Donald and Sylvia Sullivan recently became tenants of Tinteán and now reside in Radharc Oisín, Graiguecullen, Carlow.

Having spotted the Tinteán advertisement in the Carlow Nationalist calling for applicants for the vacant house in Radharc Oisín, they applied and waited with fingers crossed in the hope of being selected.

Donald and Sylvia found the whole application process to be very fair and transparent and they appreciated the thorough application process. They were delighted when word came through that their application was successful and Donald explained that "these are beautiful homes, we are so fortunate to have been selected and the house is the most comfortable we have lived in.

Tinteán take care of the properties very well and are very attentive to dealing with any issues we have".

Having lived abroad in the United States and Spain, the Sullivans are delighted to be living in the tight-knit community of the residents of our 12 homes for the elderly in Radharc Oisín.

"Our neighbours have certainly made us feel very at home in Radharc Oisín and it's lovely to be part of a community where we all look out for each other" Sylvia explained as she explained how much living here means to her and Donald.

Recent upgrades under the Better Energy Communities has brought real benefits to the Sullivans in reducing heating costs and providing them with a well heated and comfortable home.

All the homes had new doors and windows fitted and attics and walls insulated ensuring lower energy costs and warmer homes for the Sullivans and their neighbours.

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Best Wishes to Tinteán celebrating 21 years from all at Brennan Associates

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Brennan Associates

Best wishes to Tinteán from

The Nationalist

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