



Supporting older people
to age at home

2018

Financial Statements

Prepared under SORP



Best Practice in Transparency and Account

ALONE
Trustees' Report for the year ended 31 December 2018

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Trustees and other Information

Charity Name ALONE
Registration Number CHY8259
Registered Office Olympic House
Pleasants St.
Dublin 8

Trustees

Mr. Eddie Matthews (Chairperson)
Mr. Joe Sheehy (Vice Chairperson)
Mrs. Eimear Cahalin (Treasurer)
Ms. Annette Gavigan (Secretary)
Mr. Ed Sibley
Mr. Ciaran Donegan
Mr. Kevin McConville (Honorary Member)
Mr. Mark Mulqueen (from 05 November 2018)
Ms. Siobhan Hamilton (from 05 November 2018)
Mr. Pat Morgan
Mr. Michael Hodgins
Mr. Jeremy Chapman
Ms. Sarah McDonnell (from 17 December 2018)

Chief Executive Officer

Mr. Seán Moynihan

Auditors

Donal Ryan & Associates

Bankers

Bank of Ireland

Walkinstown

Dublin 12

Ph. 01 4567401

Solicitors

Mason, Hayes & Curran

South Bank House

Barrow St

Dublin 4

Ph. 01 614 5000

Investment Managers

Davy

49 Dawson Street

Dublin 2

Ph. 01 614 9900

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Trustees' Report for the year ended 31 December 2018

Trustees' Report

The Trustees' present their report and the financial statements for the year ended 31st December 2018.

Key achievements of the Trust and Subcommittees in 2018:

- Welcomed three new Board Members and their formal appointment to the Board.
- Achieved and maintained our commitments to the Governance Code.
- Met all our commitments to the Charity Regulator and Housing Regulator.

Structure, governance and financial results

ALONE is a registered charity in the Republic of Ireland (Registered Charity Number RCN 20020057, granted charitable status under Sections 207 and 208 of the Taxes Consolidation Act 1997 (Charity Number CHY8259), and is set up under a Scheme of Incorporation. A Scheme was formed under Section 2 of the Charities Act, 1973 on the 1st December 1981 for the purpose of incorporation the trustees of the charity known as ALONE. The original scheme was amended by the Amended Scheme of Incorporation dated 2017.

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

In this report the Trustees of ALONE present a summary of its purpose, governance, activities, achievements and finances for the financial year 31 December 2018.

The charity is a registered charity and hence the report and results are presented in a form which complies with, although not obliged to comply with the Statement of Recommended Practice applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015), the organisation has implemented its recommendations where relevant in these financial statements.

Financial Review

The results for the financial year are set out on page 21 and additional notes are provided showing income and expenditure in greater detail.

Results

At the end of the year the charity has assets of €22,654,880 (2017 - €18,178,020) and liabilities of €7,076,133 (2017 - €3,344,720). The net assets of the charity have increased by €745,447.

In accordance with the Constitution, the Trustees retire by rotation and, being eligible, offer themselves for re-election.

The Secretary who served throughout the year was Ms. Annette Gavigan.

Compliance with Sector-Wide Legislation and Standards

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

- The Charities SORP (FRS 102)

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Trustees' Report for the year ended 31 December 2018

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 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 under 'Trustees and other information'.

Accounting Records

The measures taken by the Trustees to ensure compliance regarding proper books of account include:

- The implementation of necessary policies and procedures for recording transactions.
- The employment of competent accounting personnel with appropriate expertise
- The provision of adequate resource to the financial function.

The books of account of the Trust are maintained at the business address.

The Audit and Finance subcommittee develop and propose the budgeting to the Trustees. Results are revised monthly and quarterly as required.

Auditors

The auditors, Donal Ryan & Associates, have indicated their willingness to continue in office.

Payment of Creditors

The Trustees acknowledge their responsibility for ensuring compliance with the provisions of the European Commission (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

ALONE has acquired 50 Homes in Jamestown Court, Inchicore, Dublin 8 in March 2019 by Stock Transfer

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Trustees' Report for the year ended 31 December 2018

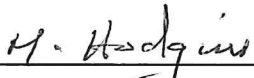
Going Concern

ALONE is partly reliant on donations from the general public as well as other forms of income. However, rental income has increased significantly in the last number of years making ALONE more self-sufficient. ALONE is also in receipt of statutory income from more than one Government Department and is working to become a modern charity that can also raise money as a social enterprise. As mergers take place within ALONE it will also result in economies of scale. 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.

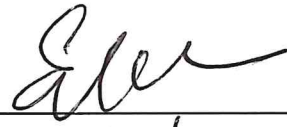
Government Department Circulars

ALONE is compliant with relevant circulars including Circular: 44/2006 "Tax Clearance Procedures Grants, subsidies and Similar Type Payments" and DPE 022/05/2013 Circular: 13/2014 'Management of and Accountability for Grants from Exchequer Funds'.

On behalf of the Trust



Trustee
Date: 27-5-19



Trustee
Date: 27/5/19

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Trustees' Report for the year ended 31 December 2018

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 Scheme of Incorporation is kept under review to reflect ALONE's circumstances and aspirations. The Board ensures that ALONE has clear plans with strategic and long term goals and that ALONE's activities are monitored and its risks are managed.

The minimum number of Members of the Board of Trustees is five, the maximum is 13. Details of Members are available on the ALONE website. The Board meets once every eight weeks. In addition, Members meet in standing committees, as required, to consider matters relating to Audit and Finance; Human Resources; and Services, Risk and Governance. No Trustee receives remuneration for their service. Each Subcommittee reports at every Board meeting. The Board oversees and guides all actions of the trust and is the ultimate decision making body. The Board also maintains a work plan for itself and each Subcommittee.

Role of a Trustee

- Attend board meetings
- Understand the role, structure and workings of the Board and work to ensure that the Board meets its responsibilities.
- Understand their individual and collective responsibilities and be accountable for their actions.
- Actively contribute to the work of the Board – via committees or as an office holder.
- Read reports provided to ensure they can act and participate in collective discussion and decision-making based on full information.
- Be bound by majority decisions of the Board and accept collective responsibility and the authority of the Board.
- Fulfil their duty to ensure good governance of ALONE and be proactive in this capacity.
- To yearly update the register of interests and code of conduct.

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 of the Board are identified through Board Match. New Members are appointed by unanimous agreement of the existing members and can serve three terms in line with the Scheme of Incorporation. All new Trustees take part in an induction to ensure full

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Trustees' Report for the year ended 31 December 2018

understanding of their role and responsibilities and are offered training in Board Membership and Leadership. Three new members were recruited to the Board in 2018.

Staff

The day-to-day management of ALONE is delegated to the Chief Executive Officer. In 2018, staff numbers increased from 31 staff in January to 51 staff at the end of December.

Planning

ALONE has a strategic planning process. Plans are based on the current and emerging needs of older people, through consultation and review of ALONE's Management Information System (MIS) data. They take environmental factors, such as the economy and activity of statutory and voluntary agencies, into account.

Annual plans cover our work, team responsibilities, and budgets. Progress is tracked through performance indicators, statistics, feedback from older people & other stakeholders (such as partner organisations), and monitored at staff and quality meetings. The Board has appointed a subcommittee to oversee the Business Plan.

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. Our ISO standard, ISO 9001:2008, expired in October 2018. In 2019 we will work to comply with the new ISO9001:2015 standard. We comply with the CII (Charities Institute Ireland) principles in fundraising and work in compliance with housing standards.

In 2016, we achieved the internationally recognised Befriending Quality Standard (BNS). We also have a second quality award of Investing in Volunteers (IiV). Both of these will be renewed in 2019.

ALONE uses procedures and service level agreements to encourage good practice and quality service from its contractors and partners. ALONE is internally and externally audited to ensure good practice.

Finances

ALONE has five key sources of funding, which have seen the following changes:

1. Rental income increased by 45% against 2017 income.
2. Fundraising income increased by 78% and donations in kind (goods and services) increased by over 200%.
3. Legacy donations increased by 269% against 2017 income.
4. The value of our investment portfolio decreased by €58,000 temporarily.
5. Funding from various statutory bodies for 2018 amounted to 22% of total income.

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Trustees' Report for the year ended 31 December 2018

Risks

Consideration of risk, and putting structures in place to manage risk, are key responsibilities of the Board. The CEO and Management Team are responsible for implementing the risk strategy of ALONE and the staff and volunteer team is responsible for compliance. ALONE's risk management system and risk register is actively managed and reviewed by ALONE's board and management team. ALONE keeps a reserve of €1 million to ensure that it can continue to operate for a time if all income ceases. (€500,000 for risk to property and €500,000 risk to income). Throughout 2016-2018, the board made a decision to engage with state agencies to secure funding towards core services.

Aims and Objectives

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

Our Mission is to support older people to age at home, through Support Coordination, Befriending, Housing with Support and Campaigning.

What We Do

Support Coordination Service

ALONE's Support Coordination service works with older people who need extra support to age at home. Support Coordinators work with the older person to assess their immediate situation and create a support plan to address their needs. Staff maintain contact with the older person as required to ensure long term solutions have been achieved.

Befriending & Support Service

ALONE's Befriending Service provides companionship to older people who are socially isolated through a weekly volunteer visit or telephone call. Volunteers provide support with practical tasks and basic advocacy. The Befriending Service is designed to alleviate the negative impacts loneliness has on mental and physical health. All ALONE volunteers are trained and supported by professional staff. If the older person's needs change, staff review supports that may enable the older person to remain living at home.

Housing with Support

ALONE's Housing provides homes to older people who are homeless or at risk of homelessness and need a level of support. Our housing team provide housing & facilities management and tenancy support to our tenants. Our Support Coordinators work with each tenant to ensure they have the relevant services and supports they need to live independently. The level of support an older person receives is based on their changing needs. Every ALONE home is age-friendly and is maintained to a high standard.

ALONE Trustees' Report for the year ended 31 December 2018

BConnect

ALONE's BConnect service connects organisations and individuals with the knowledge, training, and technology they need to support people to live independently at home. We aim to increase efficiency of services across Ireland and prevent duplication of services. The BConnect technology platform includes a Management Information System (MIS), mobile apps, and assistive technology solutions

ALONE's Strategic Plan 2019 - 2023

ALONE, as part of its planning and implementation process, reviews activity and outcomes when reviewing and setting targets for the coming year.

ALONE's 3 year Business Plan came to completion at the end of 2018. We will now be moving into a new Strategic and Business Plan for 2019-2023.

ALONE's vision is that every older person has the opportunity to age happily and securely at home. By achieving our strategic goals, we aim to realise this vision.

ALONE's Strategic Goals 2019-2023 are:

1. Champion improved social policies for older people
2. Deliver services in a national network of ALONE Service Hubs
3. Provide a range of housing solutions directly and in partnership
4. Develop ALONE BConnect, Knowledge, Training and Technology Services
5. Live the ALONE Way and develop our organisation

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Trustees' Report for the year ended 31 December 2018

Chief Executive Officer Report

2018 was a strong year for strategic development in ALONE.

Highlights of 2018

- We continued planning the demand for our services for our next strategic plan.
- We supported 3,272 older people, more than double that of 2017.
- We restructured our management team to deal with growth and created distinct roles for Head of Operations, Head of Housing, Head of Services, Finance, Governance and Legal Manager, and Fundraising Manager.
- We maintained our quality standards.
- We increased our number of volunteers to 1,487.
- We merged with Kilkenny Carlow Contact and Good Morning Donegal and took on their staff and volunteers.
- We completed the acquisition, refurbishment and tenanting of 16 new ALONE homes for older people in Dublin 8.
- We worked with Circle VHA to begin work on the national demonstrator project for Housing with Support in Inchicore next year.
- We were awarded growth funding from SIFI and Dormant Accounts funding from the Department of Rural and Community Development for BConnect.
- We released our housing report, Housing Choices for Older People: Time for Action.
- We co-founded The Loneliness Taskforce with Senator Keith Swanick which released a report calling for action on loneliness by Government.
- The Licensed Vintners Association (LVA) and Diageo announced €225,000 raised for ALONE (2018: €165,000; 2017:€60,000).
- We ran a successful pilot with THE HomeShare homesharing service.
- We implemented GDPR across the organisation.

ALONE Trustees' Report for the year ended 31 December 2018

ALONE Team achievements

ALONE services in 2018 included the following: Support Coordination, Visitation and Telephone Befriending, Housing with Support and BConnect.

In 2018, the number of older people we were supporting grew and their needs continued to be complex. We expanded our services to meet the rising demand and have established services hubs in Dublin, Louth, Carlow, Kilkenny and Donegal, while continuing to respond to calls for support across Ireland. In brief, the number of older people ALONE supported was **3,272 directly** (1,903 in 2017 – 72% increase year on year). An estimated **11,880 additional** older people are supported indirectly through 53 agencies in the Befriending Network Ireland.

Services

- In 2018, ALONE Support Coordination Services engaged in 1,703 cases, an increase of over 68% when compared to 2017.
- We completed the pilot of our services with the HSE in CHO 9 and an external review was carried out. Throughout the pilot we made 1,569 interventions, supporting 1,041 people over 2017 and 2018. The review's overall conclusion was that the pilot ALONE-HSE initiative has been broadly working very well and is providing a valuable contribution in addressing client needs and supporting HSE services.

Visitation and Telephone Befriending

- In 2018, ALONE provided befriending through visitation or telephone to 1,498 people. This is double the older people who received befriending in 2017.
- ALONE's visiting befriending services visited and supported 792 older people in total.
- ALONE's telephone befriending services provided 64,679 calls and support to 706 people. This is important to note as ALONE aims to expand the geographical reach of its telephone befriending services to support a larger number of older people particularly those extremely isolated in rural Ireland.

ALONE Housing

- ALONE's rental income increased by 45% over 2017 levels.
- In 2018 we had 23 new tenants.
- We completed the acquisition, refurbishment and tenanting of 16 new ALONE homes for older people in Dublin 8
- We had a 99% occupancy level in our housing.

*The Health Service Executive (HSE) divides the country into nine Community Health Organisation (CHO) areas.

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Trustees' Report for the year ended 31 December 2018

Campaigning for Change

- We continued our work with the Age Alliance and the HomeCare Coalition and co-founded the Loneliness Taskforce with Senator Keith Swanick.
- We submitted pre-budget submissions to the Department of Social Protection and collaborated with Age Action and Active Retirement Ireland on a lobbying day with Ministers and TDs.
- Our corporate partnership with JC Decaux provided significant free outdoor advertising for a national billboard campaign, 'When Friendship Comes Knocking' created by creative agency Bonfire. The campaign drew widespread attention to ALONE's impact.

Communications

- Secured over €2.6 million worth of media coverage in 2018, €1.25 million ahead of target.
- Issued 41 press releases resulting in more than 540 articles in print and online about ALONE.
- Completed 140 media requests for radio and television.
- ALONE's Twitter account gained over 1.2 million impressions – double last year's.

2018 Campaign: How will you pay the rent when you retire?

ALONE's Housing Campaign drew attention to the stories of older people who have experienced homelessness and housing difficulties with the support of Ambassador Vincent Browne. It culminated in the opening of ALONE's 16 new homes for older people in Dublin 8 with Minister Eoghan Murphy and the launch of our housing report.

2018 Christmas Campaign: Have a Laugh for Loneliness

ALONE launched our Have a Laugh for Loneliness campaign with ambassadors Brendan O'Carroll, Jenny Gibney and Katherine Lynch. Brendan and Jenny launched the campaign with a donation of €10,000.

2018 Campaign: All Things Considered with SuperValu

ALONE partnered with SuperValu for a joint 'All Things Considered' campaign, which featured ambassadors Ann Doyle and Kevin Dundon. The national campaign included a launch event, fundraising events in SuperValu stores nationwide and a pop-up café. It raised €30,000 for ALONE.

Human Resources

- 31 staff were on the payroll at the end of 2017. It was 51 at the end of December 2018.
- A new HR System was introduced with additional functionality and enhanced security.
- We created a Learning and Development Framework/Template (version 1.0) for the Support Coordinator role.
- We introduced a Flexible Working Arrangement.

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Trustees' Report for the year ended 31 December 2018

- We created a Compensation Framework which provided benchmarking guidelines.
- We created content on a range of non-technical skills and shared them with staff through different media.
- We introduced staff who didn't qualify for employer contributions to the PRSA Scheme and they are making employee contributions.
- We created a HR Reference Guide to capture institutional HR knowledge.

BConnect (formerly KMCT)

BConnect, formally Knowledge Management, Compliance and Technology (KMCT) was established in 2018.

- We doubled our staff numbers from 3 to 6.
- We were awarded growth funding from SIFI and Dormant Accounts funding from the Department of Rural and Community Funding.
- We moved to the Guinness Enterprise Centre.

BConnect Technology

- We provided 24 in-house Salesforce sessions.
- We installed 45 homes with BHome and BWell.
- We computerised 13 organisations.
- We supported staff in Donegal and Carlow/ Kilkenny to transition onto our Salesforce system.
- We computerised the referral process.
- We hired our first CRM Administrator.

BConnect Community

- We trained 40 organisations (MIS & BNI) and supported 4 organisations to start a service.
- We increased membership of the Befriending Network Ireland from 25 to 56 organisations.
- We held 7 regional shared learning sessions.
- We held our annual seminar with a focus on Resilient Communities.

Volunteers

- The volunteer team expanded with the introduction of a Volunteer Manager, 3 dedicated Volunteer Support Officers and growth in the wider volunteer team.
- ALONE's number of active volunteers has more than doubled in the last year. We have increased from 616 last year to 1,320.
- Our quantity of Telephone Befriending volunteers grew from 46 to 116.
- In addition, ALONE had 51 specialist volunteers involved in different areas of the organisation.
- Volunteer training sessions more than doubled in 2018 with 64 sessions taken place in comparison to 23 in 2017.

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Trustees' Report for the year ended 31 December 2018

- We introduced the Laya volunteer assistance programme to help support our volunteers outside office hours with experienced councillors.

Fundraising

- We exceeded our targets in fundraising.
- We continued our focus on developing our corporate charity partnerships in particular in cultivating new ways to engage corporates to increase CSR impact on employees and increase the number of corporate partnerships for ALONE.
- The successful conclusion of the LVA – Diageo campaign achieved a final donation of €225,000, exceeding target by €25,000.
- We more than doubled our corporate volunteer days in 2018 providing approximately 3,000 hours of volunteer maintenance to ALONE Housing.

ALONE Policies

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 and the balance between income and capital appreciation requirements. Their performance is measured against appropriate industry benchmarks. The Audit and Finance Sub-Committee receives regular reports with commentary to review performance and consider changes to the portfolio to respond to market conditions.

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. ALONE keeps a reserve of €1 million to ensure that it can continue to operate for a time if all income ceases. (€500,000 for risk to property and €500,000 risk to income).

Annual Planning Process - Plans for 2019

Each of ALONE's departments has an action plan. These are split into individual projects. These projects have defined and agreed outcomes that are derived from our 2019-2023 Strategic Plan and Business Plan from next year. These results are then presented to the trustees. We will achieve our goals through this transparent process.

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Trustees' Report for the year ended 31 December 2018

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the financial statements in accordance with applicable Irish law and regulations.

The law applicable to charities in the Republic of Ireland requires the trustees to prepare financial statements for each financial year which give a true and fair view of the assets, liabilities and financial position of the charity as at the financial year end date and of the surplus or deficit of the charity and otherwise comply with the Charities Act, 2009.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Statement of Recommended Practice: Accounting and Reporting by Charities (2015);
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with the relevant financial reporting framework, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2009 and the provisions of the charity's constitution and rules. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Board of Trustees on 27/5/2019 and signed on its behalf by:

M. Hodgins
Trustee

[Signature]
Trustee

INDEPENDENT AUDITOR'S REPORT to the Members of ALONE

Report on the audit of the financial statements

Opinion

We have audited the charity financial statements of ALONE for the year ended 31 December 2018 which comprise the Statement of Financial Activities, the Balance Sheet, the Statement of Cash Flows and the related notes to the financial statements, including a summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with FRS 102.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the charity as at 31 December 2018 and of its net incoming resources for the year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" as applied and having regard to the Charities SORP; and

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charity in accordance with ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the Provisions Available for Audits of Small Entities, in the circumstances set out in note 3 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

We have nothing to report in respect of the following matters in relation to which ISAs (Ireland) require us to report to you where:

- the trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

INDEPENDENT AUDITOR'S REPORT to the Members of ALONE

Other Information

The trustees are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters

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

- in our opinion, the information given in the Trustees' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and

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

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

Matters on which we are required to report by exception

Based on the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified any material misstatements in the Trustees' Report. We are required to report to you if, in our opinion, the disclosures of trustees' remuneration and transactions are not made. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of trustees for the financial statements

As explained more fully in the Trustees' Responsibilities Statement set out on page 16 the trustees are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charity's ability to continue as a going concern, disclosing, as applicable, matters related to the going concern and using the going concern basis of accounting unless management either intends to liquidate the charity or to cease operations, or has no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT to the Members of ALONE

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Further information regarding the scope of our responsibilities as auditor

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

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**INDEPENDENT AUDITOR'S REPORT
to the Members of ALONE**

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

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



Donal Ryan FCCA AITI

for and on behalf of

DONAL RYAN & ASSOCIATES

CHARTERED CERTIFIED ACCOUNTANT & STATUTORY AUDITOR

32 Manor Street

Dublin 7

27/5/19
.....

ALONE STATEMENT OF FINANCIAL ACTIVITIES

| | | Unrestricted | Restricted | Total | Unrestricted | Restricted | Total |
|------------------------------------------------|------|------------------|------------------|------------------|------------------|----------------|------------------|
| | | Funds | Funds | | Funds | Funds | |
| | | 2018 | 2018 | 2018 | 2017 | 2017 | 2017 |
| | Note | € | € | € | € | € | € |
| Income | | | | | | | |
| Donations and legacies | 4.1 | 1,977,691 | 261,699 | 2,239,390 | 881,136 | - | 881,136 |
| Charitable activities | | | | | | | |
| - Grants from governments and other co-funders | 4.2 | 179,567 | 707,529 | 887,096 | 167,388 | 470,980 | 638,368 |
| Rental income | 4.2 | 733,647 | - | 733,647 | 505,039 | - | 505,039 |
| Investments | 4.3 | 5,209 | - | 5,209 | 4,664 | - | 4,664 |
| Other income | 4.4 | 6,261 | 46,716 | 52,977 | 2,640 | - | 2,640 |
| Total income | | 2,902,375 | 1,015,944 | 3,918,319 | 1,560,867 | 470,980 | 2,031,847 |
| Expenditure | | | | | | | |
| Raising funds | 5.1 | 107,533 | - | 107,533 | 64,736 | - | 64,736 |
| Charitable activities | 5.2 | 1,998,287 | 1,015,944 | 3,014,231 | 1,347,748 | 470,980 | 1,818,728 |
| Total Expenditure | | 2,105,820 | 1,015,944 | 3,121,764 | 1,412,484 | 470,980 | 1,883,464 |
| Net gains/(losses) on investments | | (51,109) | - | (51,109) | 150,982 | - | 150,982 |
| Net income/(expenditure) | | 745,446 | - | 745,446 | 299,365 | - | 299,365 |
| Transfers between funds | | - | - | - | (22,750) | 22,750 | - |
| Other recognised gains/(losses): | | | | | | | |
| Surplus/(deficit) for the year | | 745,446 | - | 745,446 | 276,615 | 22,750 | 299,365 |
| Unrealised gains/(losses) on property | | - | - | - | 9,595,991 | - | 9,595,991 |
| Net movement in funds for the year | | 745,446 | - | 745,446 | 9,872,606 | 22,750 | 9,895,356 |

**ALONE
STATEMENT OF FINANCIAL ACTIVITIES**

Reconciliation of funds

| | | | | | | | |
|-----------------------------------------------------|----|-------------------|------------------|-------------------|------------|-----------|------------|
| Balances brought forward at 1 January 2018 | 20 | 13,796,663 | 1,036,638 | 14,833,301 | 3,924,056 | 1,013,888 | 4,937,944 |
| Balances carried forward at 31 December 2018 | | 14,542,109 | 1,036,638 | 15,578,747 | 13,796,662 | 1,036,638 | 14,833,300 |

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

Approved by the Board of Trustees on 27/5/2019 and signed on its behalf by:

M. Hodgkins
Trustee

[Signature]
Trustee

ALONE
BALANCE SHEET
as at 31 December 2018

| | Notes | 2018 € | 2017 € |
|-------------------------------------------------------|-------|-------------------|-------------------|
| Fixed Assets | | | |
| Tangible assets | 13 | 19,274,633 | 15,740,923 |
| Investments | 14 | 1,715,382 | 1,783,134 |
| | | <u>20,990,015</u> | <u>17,524,057</u> |
| Current Assets | | | |
| Debtors | 15 | 205,799 | 147,279 |
| Cash and cash equivalents | | 1,459,066 | 506,684 |
| | | <u>1,664,865</u> | <u>653,963</u> |
| Creditors: Amounts falling due within one year | 16 | (884,268) | (348,215) |
| | | <u>780,597</u> | <u>305,748</u> |
| Net Current Assets | | 780,597 | 305,748 |
| Total Assets less Current Liabilities | | 21,770,612 | 17,829,805 |
| Creditors | | | |
| Amounts falling due after more than one year | 17 | (6,191,865) | (2,996,505) |
| Net Assets | | 15,578,747 | 14,833,300 |
| Funds | | | |
| Restricted trust funds | | 1,036,638 | 1,036,638 |
| General fund (unrestricted) | | 14,542,109 | 13,796,662 |
| Total funds | 20 | 15,578,747 | 14,833,300 |

The total unrestricted funds includes a revaluation reserve of €(9,595,991) (2017 - €(9,595,991))

Approved by the Board of Trustees on 27/5/2019 and signed on its behalf by:

M. Hodgson
Trustee

[Signature]
Trustee

ALONE
STATEMENT OF CASH FLOWS

for the year ended 31 December 2018

| | Notes | 2018 € | 2017 € |
|-------------------------------------------------------------|-----------|--------------------|-----------------|
| Cash flows from operating activities | | | |
| Net movement in funds | | 740,238 | 9,890,733 |
| Adjustments for: | | | |
| Gains and losses on investments | | 1,390 | (6,334) |
| Amount written off/back on investments | | 58,719 | (22,088) |
| Unrealised gains and losses on property | | - | (9,595,991) |
| Depreciation | | 20,801 | 30,341 |
| Interest receivable and similar income | | - | (41) |
| Interest payable and similar expenses | | 102,782 | 21,861 |
| Gains and losses on disposal of fixed assets | | (9,000) | (122,560) |
| Amortisation of capital grants received | | (179,567) | (167,388) |
| | | <u>735,363</u> | <u>28,533</u> |
| Movements in working capital: | | | |
| Movement in debtors | | (58,520) | (46,352) |
| Movement in creditors | | 357,572 | 116,067 |
| | | <u>1,034,415</u> | <u>98,248</u> |
| Cash generated from operations | | 1,034,415 | 98,248 |
| Interest paid | | (102,782) | (21,861) |
| | | <u>931,633</u> | <u>76,387</u> |
| Cash flows from investing activities | | | |
| Interest received | | - | 290 |
| Dividends received | | 5,209 | 4,374 |
| Payments to acquire tangible assets | | (3,730,510) | (135,458) |
| Payments to acquire investments | | 9,032 | (142,954) |
| Receipts from sales of tangible assets | | 185,000 | 203,044 |
| Receipts from sales of investments | | (1,390) | 149,434 |
| | | <u>(3,532,659)</u> | <u>78,730</u> |
| Net cash generated from investment activities | | (3,532,659) | 78,730 |
| Cash flows from financing activities | | | |
| New long term loan | | 3,647,250 | - |
| New short term loan | | 71,363 | 21,269 |
| Repayment of short term loan | | (165,205) | (35,915) |
| | | <u>3,553,408</u> | <u>(14,646)</u> |
| Net cash generated from financing activities | | 3,553,408 | (14,646) |
| Net increase/(decrease) in cash and cash equivalents | | 952,382 | 140,472 |
| Cash and cash equivalents at 1 January 2018 | | 506,684 | 366,212 |
| Cash and cash equivalents at 31 December 2018 | 21 | 1,459,066 | 506,684 |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

1. GENERAL INFORMATION

ALONE is a charity formed under a Scheme of Incorporation in the Republic of Ireland. The registered office of the charity is Olympic House, Pleasants St., Dublin 8, Republic of Ireland which is also the principal place of business of the charity. The financial statements have been presented in Euro (€) which is also the functional currency of the charity.

2. ACCOUNTING POLICIES

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

Basis of preparation

The financial statements have been prepared on the going concern basis under the historical cost convention. The financial statements have been prepared in accordance with the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)" and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

The charity has applied the Charities SORP on a voluntary basis as its application is not a requirement of the current regulations for charities registered in the Republic of Ireland.

The charity has varied the standard formats in that act for the Statement of Financial Activities and the Balance Sheet. Departures from the standard formats are to comply with the requirements of the Charities SORP and are in compliance with section 4.7, 10.6 and 15.2 of that SORP.

Fund accounting

The following are the categories of funds maintained:

Restricted funds

Restricted funds represent income received which can only be used for particular purposes, as specified by the donors. Such purposes are within the overall objectives of the charity.

Unrestricted funds

Unrestricted funds consist of General and Designated funds.

- General funds represent amounts which are expendable at the discretion of the board, in furtherance of the objectives of the charity.

- Designated funds are unrestricted funds earmarked by the Trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

ALONE
NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2018

continued

Income

All incoming resources are included in the Statement of Financial Activities when the Trust is entitled to the income, the amount can be quantified with reasonable accuracy and it is probable the income will be received. The following specific policies are applied to particular categories of income:

Voluntary contributions are included in full in the Statement of Financial Activities in the current year.

Income from government and other grants, whether 'capital' or 'revenue grants', is recognised when the charity has entitlement to the funds, any performance conditions attached to the grants have been met, it is probable that the income will be received and the amount can be measured reliably. Grants, where entitlement is not conditional on the delivery of a specific performance by the charity is recognised within income from donations and legacies. Grants, where related to performance and specific deliverables, are accounted for as the charity earns the right to consideration by its performance and included within income from charitable activities.

Incoming resources from charitable trading activities are accounted for when earned which is usually when the risk and rewards of ownership transfers; the sale can be reliably measured and it is probable there will be future inflows of economic activity.

Investment income is included when receivable.

Interest received on the trust's investments is recorded as income in the year in which it is earned under the effective interest rate method.

Expenditure

Expenditure is recognised on an accrual basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates:

Costs of raising funds comprise the costs associated with attracting voluntary income, investment management costs and the costs of trading for fundraising purposes.

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Governance costs include those costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees, costs of legal advice for trustees and costs linked to the strategic management of the charity including the cost of trustee meetings.

Costs are allocated between the expenditure categories of the Statement of Financial Activities on a basis designed to reflect the use of the resource. Costs relating to a particular activity are allocated directly; others are apportioned on an appropriate basis.

Pensions

Pension benefits for employees are met from 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.

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.

Continuing Operations

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

ALONE
NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2018

continued

Provisions for Liabilities

Provision 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, the provisions are not discounted.

Cash & Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at historic cost less accumulated depreciation and accumulated impairment losses. As noted below freehold property has been revalued based on a professional valuation. This has been achieved through the full write back of accumulated depreciation in addition to the creation of a revaluation reserve.

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 charity's land and buildings freehold is deemed to be held for its service potential. Where there are indicators that the assets are not delivering on their anticipated service potential, consideration is given as to whether the asset should be impaired or not.

Depreciation

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

Revaluation

All tangible fixed assets are initially recorded at historic cost. Freehold land and buildings are re-valued on the basis of existing use value, adjusted for the addition of notional directly attributable costs where material. The revaluation surplus/ (deficit) is taken to/ (from) the revaluation reserve.

| | | |
|----------------------------------|---|-----------------------------------------|
| Land and buildings freehold | - | over its estimated useful economic life |
| Plant and machinery | - | 33.33% Straight line |
| Fixtures, fittings and equipment | - | 25% Straight line |
| Motor vehicles | - | 25% Straight line |

The trustees are of the opinion that, having regard to estimated residual values (based on prices prevailing at the dates of acquisition or subsequent revaluation) and the estimated useful economic lives, any depreciation involved would not be material.

The trust's policy is to review the remaining useful economic lives and residual values of land and buildings on an ongoing basis and to adjust the depreciation charge accordingly.

Impairment

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. The value in use of fixed assets is determined from estimated discounted future net cash flows.

Investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value. Income from other financial fixed asset investments together with any related withholding tax is recognised in the profit and loss account in the year in which it is receivable.

Trade & other debtors

Trade and other debtors are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate. Subsequently these are measured at amortised cost less any provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the trust will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of provision required are recognised in the statement of financial activity.

Trade and other creditors

Trade and other creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Cash at bank and in hand

Cash at bank and in hand comprises cash on deposit at banks requiring less than three months' notice of withdrawal.

Taxation and deferred taxation

No current or deferred taxation arises as the charity has been granted charitable exemption. Irrecoverable valued added tax is expensed as incurred.

The trust is a charitable organisation and is therefore exempt from capital gains tax, income tax and stamp duty.

3. PROVISIONS AVAILABLE FOR AUDITS OF SMALL ENTITIES

In common with many other charitable organisations of our size and nature, we use our auditors to assist with the preparation of the financial statements.

ALONE
NOTES TO THE FINANCIAL STATEMENTS

continued

for the year ended 31 December 2018

4. INCOME

| 4.1 DONATIONS AND LEGACIES | Unrestricted Funds € | Restricted Funds € | 2018 € | 2017 € |
|-----------------------------------|-------------------------------------|-----------------------------------|-------------------|-------------------|
| Voluntary Donations & Fundraising | 307,084 | 11,857 | 318,941 | 258,758 |
| Legacies | 805,779 | - | 805,779 | 218,077 |
| Corporate Donations | 282,824 | 249,842 | 532,666 | 220,913 |
| Donations in Kind | 582,004 | - | 582,004 | 183,388 |
| | <u>1,977,691</u> | <u>261,699</u> | <u>2,239,390</u> | <u>881,136</u> |

The charity is grateful to the various individuals and companies which have donated their goods and services to the charity. The value of these goods and services are estimated at €582,004 (2017 €183,388) and have been recognised within incoming resources as a donation and an equivalent amount included within charitable donations and capital where applicable.

The value of services provided by volunteers is not included in these accounts. If all volunteers, during the year, were accounted for at the equivalent rate of €10 per hour per volunteer, the estimated notional cost would amount to circa €1,568,380.

| 4.2 CHARITABLE ACTIVITIES | Unrestricted Funds € | Restricted Funds € | 2018 € | 2017 € |
|-----------------------------------|-------------------------------------|-----------------------------------|-------------------|-------------------|
| Restricted State Funding | - | 678,437 | 678,437 | 470,980 |
| Amortisation of DCC Capital | 179,567 | - | 179,567 | 167,388 |
| Rental Income | 733,647 | - | 733,647 | 505,039 |
| Income from Charitable Activities | - | 29,092 | 29,092 | - |
| | <u>913,214</u> | <u>707,529</u> | <u>1,620,743</u> | <u>1,143,407</u> |

| 4.3 INVESTMENTS | Unrestricted Funds € | Restricted Funds € | 2018 € | 2017 € |
|------------------------|-------------------------------------|-----------------------------------|-------------------|-------------------|
| Investments Income | 5,209 | - | 5,209 | 4,623 |
| Bank Interest | - | - | - | 41 |
| | <u>5,209</u> | <u>-</u> | <u>5,209</u> | <u>4,664</u> |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| 4.4 OTHER INCOME | Unrestricted Funds € | Restricted Funds € | 2018 € | 2017 € |
|------------------|----------------------------|--------------------------|-----------|-----------|
| Other income | 6,261 | 46,716 | 52,977 | 2,640 |

| 5. EXPENDITURE | | | | | |
|-------------------------------------------------|----------------------|---------------------|-----------------------|-----------|-----------|
| 5.1 RAISING FUNDS | Direct Costs € | Other Costs € | Support Costs € | 2018 € | 2017 € |
| Staff Costs | - | 96,398 | - | 96,398 | 35,019 |
| Fundraising & Advertising | - | 5,809 | - | 5,809 | 27,112 |
| Staff Training | - | - | 367 | 367 | 101 |
| Facilitation, Health, Safety & Staff Support | - | - | 150 | 150 | 223 |
| Legal & Professional | - | - | 544 | 544 | - |
| Rent, rates & security | - | - | 2,666 | 2,666 | 1,431 |
| Insurance | - | - | - | - | 192 |
| Cleaning & waste disposal | - | - | 143 | 143 | - |
| Office costs | - | - | 682 | 682 | 658 |
| Staff recruitment | - | - | 381 | 381 | - |
| Utilities | - | - | 393 | 393 | - |
| | - | 102,207 | 5,326 | 107,533 | 64,736 |

ALONE
NOTES TO THE FINANCIAL STATEMENTS

continued

for the year ended 31 December 2018

| 5.2 CHARITABLE ACTIVITIES | Direct Costs € | Other Costs € | Support Costs € | 2018 € | 2017 € |
|-------------------------------------------------|----------------------|---------------------|-----------------------|------------------|------------------|
| Staff Costs | 1,220,517 | - | 184,441 | 1,404,958 | 1,003,848 |
| Staff Training | 4,557 | - | 686 | 5,243 | 3,054 |
| Facilitation, Health, Safety & Staff Support | 55,321 | - | 280 | 55,601 | 19,841 |
| Donated goods & services | 604,458 | - | - | 604,458 | 131,388 |
| Programme costs | 94,453 | - | - | 94,453 | 63,570 |
| Depreciation | 20,801 | - | - | 20,801 | 30,341 |
| Bank interest paid | 102,782 | - | - | 102,782 | 21,861 |
| Legal & Professional | 42,563 | - | 3,711 | 46,274 | 47,767 |
| Rent, rates & security | 63,088 | - | 4,988 | 68,076 | 50,044 |
| Insurance | 27,020 | - | 3,400 | 30,420 | 23,866 |
| Cleaning & waste disposal | 2,887 | - | 268 | 3,155 | 2,940 |
| Repairs & maintenance | 128,831 | - | - | 128,831 | 95,308 |
| Office costs | 28,496 | - | 1,277 | 29,773 | 29,219 |
| Fundraising & advertising | 45,671 | - | - | 45,671 | 45,746 |
| IT & computer maintenance | 74,065 | - | - | 74,065 | 100,830 |
| Staff recruitment | 4,730 | - | 712 | 5,442 | 2,701 |
| Travel & accommodation | 10,259 | - | - | 10,259 | 9,769 |
| Bank charges | 3,402 | - | - | 3,402 | 3,651 |
| General expenses | 21,795 | - | - | 21,795 | 3,204 |
| Utilities | 54,918 | - | 736 | 55,654 | 38,353 |
| Governance Costs (Note 5.3) | - | 196,842 | 6,276 | 203,118 | 91,427 |
| | <u>2,610,614</u> | <u>196,842</u> | <u>206,775</u> | <u>3,014,231</u> | <u>1,818,728</u> |

ALONE
NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2018

continued

| 5.3 GOVERNANCE COSTS | Direct Costs | Other Costs | Support Costs | 2018 | 2017 |
|-------------------------------------------------|-------------------------|------------------------|--------------------------|-------------|-------------|
| | € | € | € | € | € |
| Staff Costs | - | 94,276 | - | 94,276 | 46,991 |
| Audit | - | 4,920 | - | 4,920 | 4,920 |
| Legal & Professional Fees | - | 97,646 | 246 | 97,892 | 34,981 |
| Staff Training | - | - | 335 | 335 | 138 |
| Staff recruitment | - | - | 348 | 348 | 126 |
| Rent, rates & security | - | - | 2,436 | 2,436 | 1,960 |
| Insurance | - | - | 1,661 | 1,661 | 263 |
| Utilities | - | - | 359 | 359 | 733 |
| Cleaning & waste disposal | - | - | 131 | 131 | 108 |
| Office costs | - | - | 623 | 623 | 901 |
| Facilitation, Health, Safety & Staff Support | - | - | 137 | 137 | 306 |
| | - | 196,842 | 6,276 | 203,118 | 91,427 |

| 5.4 SUPPORT COSTS | Cost of Raising Funds | Charitable Activities | Governance Costs | 2018 | 2017 |
|-------------------------------------------------|--------------------------------------|----------------------------------|-----------------------------|-------------|-------------|
| | € | € | € | € | € |
| Staff costs | 150 | 184,441 | 137 | 184,728 | 97,770 |
| Staff Training | 367 | 686 | 335 | 1,388 | 389 |
| Legal & Professional | 544 | 3,711 | 246 | 4,501 | 880 |
| Rent, rates & security | 2,666 | 4,988 | 2,436 | 10,090 | 5,508 |
| Insurance | - | 3,400 | 1,661 | 5,061 | 1,003 |
| Utilities | 393 | 736 | 359 | 1,488 | 2,793 |
| Cleaning & waste disposal | 143 | 268 | 131 | 542 | 412 |
| Office costs | 682 | 1,277 | 623 | 2,582 | 3,434 |
| Staff recruitment | 381 | 712 | 348 | 1,441 | 355 |
| Facilitation, Health, Safety & Staff Support | - | 280 | - | 280 | 284 |
| | 5,326 | 200,499 | 6,276 | 212,101 | 112,828 |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| 6. ANALYSIS OF SUPPORT COSTS | Basis of Apportionment | 2018 € | 2017 € |
|---------------------------------------------------------|-----------------------------------|-----------------------|-------------------|
| Staff costs | | 184,728 | 97,770 |
| Staff Training | | 1,388 | 389 |
| Legal & Professional | Staff | 4,501 | 880 |
| Rent, rates & security | Staff | 10,090 | 5,508 |
| Insurance | Staff | 5,061 | 1,003 |
| Utilities | Staff | 1,488 | 2,793 |
| Cleaning & waste disposal | Staff | 542 | 412 |
| Office costs | Staff | 2,582 | 3,434 |
| Staff recruitment | Staff | 1,441 | 355 |
| Facilitation, Health, Safety & Staff Support | Staff | 280 | 284 |
| | | <u>212,101</u> | <u>112,828</u> |
| 7. NET INCOME | | 2018 € | 2017 € |
| Net Income is stated after charging/(crediting): | | | |
| Depreciation of tangible assets | | 20,801 | 30,341 |
| (Surplus) on disposal of tangible fixed assets | | (9,000) | (122,560) |
| Auditor's remuneration: | | | |
| - audit services | | 4,920 | 4,920 |
| Amortisation of grants receivable | | (179,567) | (167,388) |
| | | <u>183,386</u> | <u>178,386</u> |
| 8. INVESTMENT AND OTHER INCOME | | 2018 € | 2017 € |
| Amortisation of capital grants received | | 179,567 | 167,388 |
| Bank interest | | - | 41 |
| Investment income | | 5,209 | 4,623 |
| Deficit on disposal of investments | | (1,390) | 6,334 |
| | | <u>183,386</u> | <u>178,386</u> |
| 9. AMOUNTS WRITTEN OFF INVESTMENTS | | 2018 € | 2017 € |
| Amounts written off fixed asset investments: | | | |
| - temporary diminution in value | | 58,719 | (22,088) |
| | | <u>58,719</u> | <u>(22,088)</u> |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| | | |
|-------------------------------------------------|-------------------|-------------------|
| 10. INTEREST PAYABLE AND SIMILAR CHARGES | 2018 | 2017 |
| | € | € |
| On bank loans and overdrafts | 102,782 | 21,861 |
| | <u> </u> | <u> </u> |

11. EMPLOYEES AND REMUNERATION

Number of employees

The average number of persons employed (including executive trustees) during the year was as follows:

| | | |
|-----------|-------------------|-------------------|
| | 2018 | 2017 |
| | Number | Number |
| Employees | 57 | 29 |
| | <u> </u> | <u> </u> |

The staff costs comprise:

| | | |
|-----------------------|-------------------|-------------------|
| | 2018 | 2017 |
| | € | € |
| Wages and salaries | 1,410,490 | 968,614 |
| Social security costs | 150,673 | 103,648 |
| Pension costs | 34,469 | 12,991 |
| | <u> </u> | <u> </u> |
| | 1,595,632 | 1,085,253 |
| | <u> </u> | <u> </u> |

12. EMPLOYEES AND REMUNERATION CONTINUED

The Trust has one employee whose total employee benefits (excluding employer pension costs) for the reporting period exceeds €60,000 and the charity does make a small employer pension contribution, a table has been prepared below to accompany the report as required under DPE 022/05/2013 Circular: 13/2014.

| | | |
|------------------------------------|-------------------|-------------------|
| | Number of | Number of |
| | Employees | Employees |
| Bands of €10,000 exceeding €60,000 | 1 | 1 |
| | <u> </u> | <u> </u> |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

13. TANGIBLE FIXED ASSETS

| | Land and buildings freehold | Plant and machinery | Fixtures, fittings and equipment | Motor vehicles | Total |
|-----------------------|-----------------------------------|------------------------|----------------------------------------|----------------------|--------------------------|
| | € | € | € | € | € |
| Cost | | | | | |
| At 1 January 2018 | 15,680,000 | 45,151 | 51,334 | 67,450 | 15,843,935 |
| Additions | 3,708,975 | 20,636 | 899 | - | 3,730,510 |
| Disposals | (176,000) | - | - | - | (176,000) |
| At 31 December 2018 | <u>19,212,975</u> | <u>65,787</u> | <u>52,233</u> | <u>67,450</u> | <u>19,398,445</u> |
| Depreciation | | | | | |
| At 1 January 2018 | - | 26,593 | 47,970 | 28,449 | 103,012 |
| Charge for the year | - | 4,674 | 3,126 | 13,000 | 20,800 |
| At 31 December 2018 | - | <u>31,267</u> | <u>51,096</u> | <u>41,449</u> | <u>123,812</u> |
| Net book value | | | | | |
| At 31 December 2018 | <u><u>19,212,975</u></u> | <u><u>34,520</u></u> | <u><u>1,137</u></u> | <u><u>26,001</u></u> | <u><u>19,274,633</u></u> |
| At 31 December 2017 | <u><u>15,680,000</u></u> | <u><u>18,558</u></u> | <u><u>3,364</u></u> | <u><u>39,001</u></u> | <u><u>15,740,923</u></u> |

14. INVESTMENTS

| | Other investments | Total |
|-----------------------|-------------------------|-------------------------|
| | € | € |
| Investments | | |
| Cost | | |
| At 1 January 2018 | 1,783,134 | 1,783,134 |
| Revaluations | (67,752) | (67,752) |
| At 31 December 2018 | <u>1,715,382</u> | <u>1,715,382</u> |
| Net book value | | |
| At 31 December 2018 | <u><u>1,715,382</u></u> | <u><u>1,715,382</u></u> |
| At 31 December 2017 | <u><u>1,783,134</u></u> | <u><u>1,783,134</u></u> |

Since the year-end financial investments have recovered with a value at 31 March 2019 of €1,813,166

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| 15. DEBTORS | 2018 | 2017 |
|----------------------------------------------|------------------------------|-----------------------|
| | € | € |
| Trade debtors | 18,407 | 21,737 |
| Other debtors | 126,005 | 95,110 |
| Prepayments | 61,387 | 30,432 |
| | <u>205,799</u> | <u>147,279</u> |
| | <u><u>205,799</u></u> | <u><u>147,279</u></u> |
| | | |
| 16. CREDITORS | 2018 | 2017 |
| Amounts falling due within one year | € | € |
| Amounts owed to credit institutions | 353,835 | 175,354 |
| Trade creditors | 51,323 | 98,451 |
| Taxation and social security costs (Note 18) | 29,582 | 28,114 |
| Other creditors | 9,497 | 5,717 |
| Accruals and advanced income | 440,031 | 40,579 |
| | <u>884,268</u> | <u>348,215</u> |
| | <u><u>884,268</u></u> | <u><u>348,215</u></u> |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| 17. CREDITORS | 2018 | 2017 |
|-------------------------------------------------------|-----------------------------|-----------------------------|
| Amounts falling due after more than one year | € | € |
| Amounts owed to credit institutions | 6,191,865 | 2,996,505 |
| | <u> </u> | <u> </u> |
| Repayable in one year or less, or on demand (Note 16) | 353,835 | 175,354 |
| Repayable between one and two years | 333,485 | 195,909 |
| Repayable between two and five years | 1,000,456 | 853,525 |
| Repayable in five years or more | 4,857,924 | 1,947,071 |
| | <u> </u> | <u> </u> |
| | 6,545,700 | 3,171,859 |
| | <u> </u> | <u> </u> |

ALONE uses three means of debt funding in the acquisition and development of homes

- Government funding under the Capital Assistance Scheme facilitates (CAS) housing people with particular needs. A proportion of ALONEs properties are purchased through the Capital Assistance Scheme which is a government grant for the provision of housing for those most in need. The local authorities advance non-repayable loans to approved bodies to cover the cost of provision of these units. These loans are not repayable provided that the accommodation continues to be let to eligible categories of persons and is properly maintained. The local authority holds a charge over the property for a period of 20, 25 or 30 years and the grants are amortised to the Statement of Financial Activities over the relevant period of that charge.

- Loans from government. A long-term government loan through the Department of Housing, Planning and local Government (covering a maximum of 30% of the funding required) plays an important role in leveraging private finance. This loan is facilitated under the Capital Advance Leasing Facility (CALF).

- Loans from financial institutions. ALONE funds part of the acquisition and construction of housing with loans from financial institutions.

| 18. TAXATION AND SOCIAL SECURITY | 2018 | 2017 |
|-----------------------------------------|-----------------------------|-----------------------------|
| | € | € |
| Creditors: | | |
| PAYE / PRSI | 29,582 | 28,114 |
| | <u> </u> | <u> </u> |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

19. State Funding

| Agency | HSE |
|---------------------------|--------------------------|
| Government Department | Department of Health |
| Total Grant in the year € | 500,000 |
| Expenditure in the year € | 500,000 |
| Term | Expires 31 December 2018 |
| Received in the year | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | CH09/CH08 |

| Agency | HSE |
|----------------------------------|--------------------------|
| Sponsoring Government Department | Department of Health |
| Total Grant in the year € | 50,000 |
| Expenditure in the year € | 50,000 |
| Term | Expires 31 December 2018 |
| Received in the year ended | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | CH08 |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| Agency | HSE |
|---------------------------|--------------------------|
| Government Department | Department of Health |
| Total Grant in the year € | 31,312 |
| Expenditure in the year € | 31,312 |
| Term | Expires 31 December 2018 |
| Received in the year | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | CH09 - Carelocal |

| Agency | HSE |
|---------------------------|--------------------------|
| Government Department | Department of Health |
| Total Grant in the year € | 2,782 |
| Expenditure in the year € | 2,782 |
| Term | Expires 31 December 2018 |
| Received in the year | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | CH08 - Seagull |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| Agency | HSE |
|-------------------------------------|--------------------------|
| Sponsoring Government Department | Department of Health |
| Total Grant in the year € | 77,233 |
| Expenditure in the year € | 77,233 |
| Term | Expires 31 December 2018 |
| Received in the year | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | CH05 |

| Agency | HSE |
|-------------------------------------|--------------------------|
| Sponsoring Government Department | Department of Health |
| Total Grant in the year € | 1,000 |
| Expenditure in the year € | 1,000 |
| Term | Expires 31 December 2018 |
| Received in the year ended | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | CH09 |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| Agency | Louth County Council |
|----------------------------------|----------------------------------------------------|
| Sponsoring Government Department | Department of Housing, Planning & Local Government |
| Total Grant in the year € | 6,000 |
| Expenditure in the year € | 6,000 |
| Term | Expires 31 December 2018 |
| Received in the year ended | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | Community Grant |
| | |
| Agency | Dublin City Council |
| Sponsoring Government Department | Department of Housing, Planning & Local Government |
| Total Grant in the year € | 1,500 |
| Expenditure in the year € | 1,500 |
| Term | Expires 31 December 2018 |
| Received in the year ended | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | Community Grant |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

| | |
|----------------------------------|----------------------------------------------------|
| Agency | Housing Agency |
| Sponsoring Government Department | Department of Housing, Planning & Local Government |
| Total Grant in the year € | 8,610 |
| Expenditure in the year € | 8,610 |
| Term | Expires 31 December 2018 |
| Received in the year ended | 31 December 2018 |
| Capital Grant | Nil |
| Restriction in use | Housing for older people research |

20. FUNDS

20.1 RECONCILIATION OF MOVEMENT IN FUNDS

| | Unrestricted Funds € | Restricted Funds € | Total Funds € |
|------------------------------------|-------------------------------------|-----------------------------------|------------------------------|
| At 1 January 2017 | 3,924,057 | 1,013,888 | 4,937,945 |
| Movement during the financial year | 9,872,606 | 22,750 | 9,895,356 |
| | <u> </u> | <u> </u> | <u> </u> |
| At 31 December 2017 | 13,796,662 | 1,036,638 | 14,833,301 |
| Movement during the financial year | 745,446 | - | 745,446 |
| | <u> </u> | <u> </u> | <u> </u> |
| At 31 December 2018 | <u>14,542,109</u> | <u>1,036,638</u> | <u>15,578,747</u> |

ALONE
NOTES TO THE FINANCIAL STATEMENTS
for the year ended 31 December 2018

continued

20.2 ANALYSIS OF MOVEMENTS ON FUNDS

| | Balance 1 January 2018 € | Income € | Expenditure € | Transfers between funds € | Gains and losses € | Balance 31 December 2018 € |
|----------------------------|-----------------------------------|-------------------------|-------------------------|------------------------------------|--------------------------|-------------------------------------|
| Restricted income | | | | | | |
| Sinking Fund | 1,036,638 | - | - | - | - | 1,036,638 |
| Revenue Fund | - | 1,015,944 | (1,015,944) | - | - | - |
| | <u>1,036,638</u> | <u>1,015,944</u> | <u>(1,015,944)</u> | <u>-</u> | <u>-</u> | <u>1,036,638</u> |
| Unrestricted income | | | | | | |
| General Funds | 13,796,663 | 2,902,375 | (2,155,539) | - | (1,390) | 14,542,109 |
| Total funds | <u><u>14,833,301</u></u> | <u><u>3,918,319</u></u> | <u><u>3,171,483</u></u> | <u><u>-</u></u> | <u><u>(1,390)</u></u> | <u><u>15,578,747</u></u> |

21. CASH AND CASH EQUIVALENTS

| | 2018 € | 2017 € |
|------------------------|------------------|----------------|
| Cash and bank balances | 1,438,927 | 493,271 |
| Cash equivalents | 20,139 | 13,413 |
| | <u>1,459,066</u> | <u>506,684</u> |

22. POST-BALANCE SHEET EVENTS

In March 2019 50 homes in Inchicore, Dublin 8 have been transferred to Alone ownership.

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

23. FINANCIAL INSTRUMENTS

The charity has chosen to apply the provisions of Section 11 and 12 of FRS 102 to account for all of its financial instruments.

24. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the Board of Trustees on... *27th MAY 2019*

ALONE

Trustees' Report for year ended 31st December 2018



ALONE

SUPPLEMENTARY INFORMATION

RELATING TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2018

NOT COVERED BY THE REPORT OF THE AUDITORS

ALONE

Trustees' Report for year ended 31st December 2018



Operating Statement for the year ended 31 December 2018

| | 2018 € | 2017 € |
|-----------------------------------------------|------------------|------------------|
| Income | 3,733,543 | 1,859,795 |
| Expenses | | |
| Wages and salaries | 1,410,490 | 968,614 |
| Social security costs | 150,673 | 103,648 |
| Staff defined contribution pension costs | 34,469 | 12,991 |
| Staff training | 5,945 | 3,192 |
| Staff recruitment | 6,171 | 2,919 |
| Management expenses | 35,109 | - |
| Security | 7,512 | 4,547 |
| Holidays & Outings | 82,126 | 56,920 |
| Rent payable | 59,358 | 45,256 |
| Rates | 6,308 | 3,632 |
| Insurance | 32,081 | 24,321 |
| Light and heat | 24,095 | 21,166 |
| Cleaning | 3,429 | 3,127 |
| Repairs and maintenance | 62,876 | 50,974 |
| Repairs & Maintenance-Property Management | 65,955 | 44,334 |
| Printing, postage and stationery | 25,094 | 25,185 |
| Advertising | 51,480 | 72,858 |
| Telephone | 32,311 | 18,455 |
| Computer costs | 74,065 | 100,830 |
| Motor expenses | 10,259 | 9,823 |
| Volunteer Expenses | 12,327 | 6,650 |
| Travel and Subsistence-Staff Expenses | 5,135 | 3,903 |
| Travel & Subsistence-Staff Mileage Allowance | 29,579 | 14,164 |
| Travel & Subsistence-travel costs/fares | 8,125 | 2,249 |
| Legal and professional | 23,612 | 38,973 |
| Strategic Spending & Consultancy | 99,038 | 43,775 |
| Auditor's/Independent Examiner's remuneration | 4,920 | 4,920 |
| Bank charges | 3,402 | 3,651 |
| Bad debts | 21,795 | 3,204 |
| General expenses | (1) | - |
| Other Office Expenses | 5,984 | 5,593 |
| Surpluses/deficits on disposal of tangibles | (9,000) | (122,560) |
| Depreciation | 20,801 | 30,341 |
| Charitable donations | 604,458 | 131,388 |
| | 3,009,981 | 1,739,043 |

ALONE

Trustees' Report for year ended 31st December 2018



| | | |
|--------------------------------------------------------|-----------------|-------------|
| Finance | | |
| Bank interest paid | 102,782 | 21,861 |
| | <hr/> | <hr/> |
| Miscellaneous income and changes in investments | | |
| Amortisation of capital grants received | 179,567 | 167,388 |
| Bank interest | - | 41 |
| Income from listed investments | 5,209 | 4,623 |
| (Loss)/gain on disposal of investments | (1,390) | 6,334 |
| Amounts written off/back on investments | (58,719) | 22,088 |
| | <hr/> | <hr/> |
| | 124,667 | 200,474 |
| | <hr/> | <hr/> |
| Net surplus | 745,447 | 299,365 |
| | <hr/> <hr/> | <hr/> <hr/> |