

FUNDING

DEVELOPMENT

ANNUAL REPORT 2018

# ABOUT HFA

The HFA is a public company limited by shares and was incorporated under the Companies Acts of Ireland on 8 February 1982.

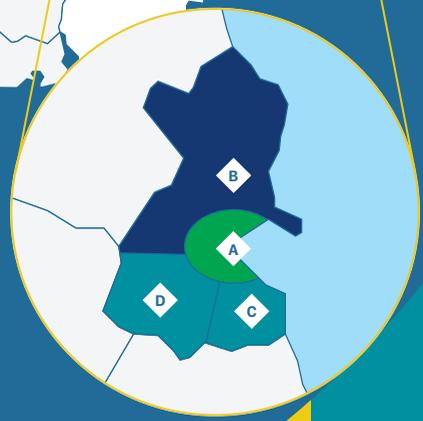
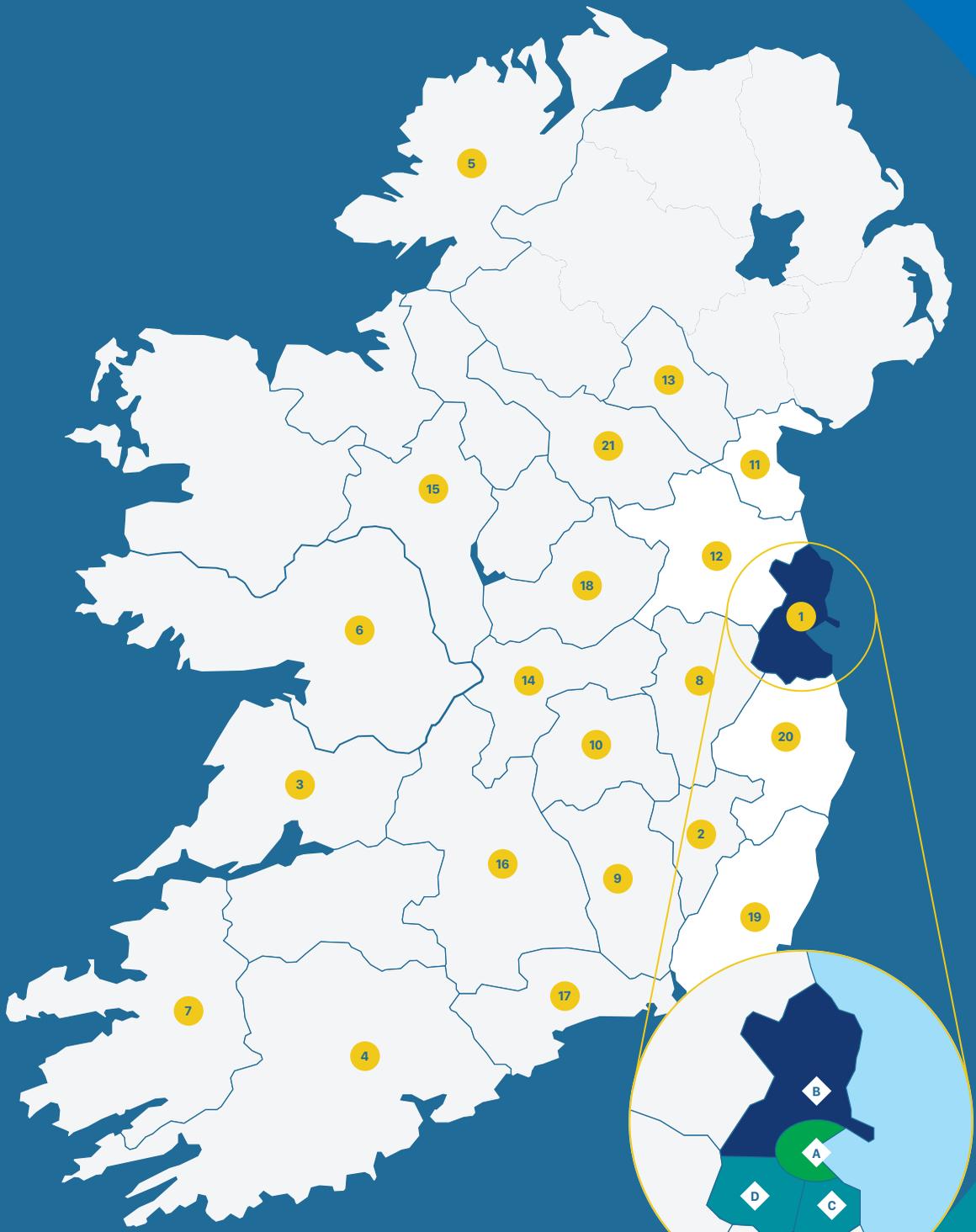
The principal objective of the HFA is to raise and on-lend funds to Irish local authorities, approved housing bodies, Higher Education Institutions, and other government bodies for housing and housing-related purposes.

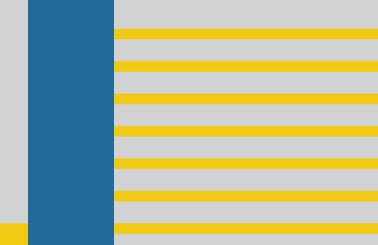
The Minister for Public Expenditure and Reform beneficially owns all the issued share capital of the HFA and has the power to guarantee debt issued by the HFA.



# 2018 AHB LOAN APPROVALS BY COUNTY







# USING OUR RESOURCES TO BENEFIT THOSE WHO NEED IT



## BUSINESS REVIEW

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# CONTINUING OUR STRONG PERFORMANCE



**Professor Michelle Norris**  
Chairperson

It is an honour to present our Annual Report for the year ended 31 December 2018. The year was very rewarding, with the HFA increasing its lending for social housing finance to approved housing bodies (AHBs) by 83% and assisting local authorities with the provision of funding for the highly successful Rebuilding Ireland Home Loan. We also began accepting loan applications from Universities who wish to provide additional student accommodation.

## Strategy 2020

Our Board, Senior Management and staff have worked tirelessly in 2018 ensuring continued significant growth in lending to approved housing bodies, local authorities and our other customers. This is all directed at meeting our strategic goals and supporting the Government's *Rebuilding Ireland* strategy.

I will now outline progress in relation to three important areas of our business.

## Approved Housing Bodies

Our engagement with AHBs continues to be very positive.

The very strong growth over the past few years has continued through 2018. Loan approvals for the year increased by 83% from €336 million in 2017 to €615 million in 2018, which will result in finance being provided for 3,292 homes.

We continue to remain hopeful that more of the 19 AHBs who enjoy Certified Body Status from the HFA, will increase their lending activity in order to provide further social housing stock. In 2018, combined loan applications from five AHBs accounted for 92% of the total finance approved.

## Rebuilding Ireland home Loan

The *Rebuilding Ireland Home Loan* launched by local authorities in February 2018, as part of a range of measures to address the current housing need, has proven very successful. This new loan is designed to make home ownership more affordable for first time buyers, who might not otherwise be able to afford a mortgage and is available nationwide.

The benefits to the end borrowers are tangible and long term. People availing of this loan typically find that their mortgage payment is significantly lower than the rent they have been paying, and the mortgage is stable and sustainable.

The *Rebuilding Ireland Home Loan* offers very competitive long-term fixed rates to the borrower of 2% and 2.25% over 25 and 30 years, respectively. This has been achieved with the support of the HFA which has made €200 million low cost fixed rate finance available to the local authorities.

## Lending to Universities

In 2017, the HFA was given statutory powers to lend to Higher Education Institutions (HEIs) for the development of new student accommodation. These new powers allow HEIs access the HFA's low cost, long term fixed rate finance for on and off campus student housing, thereby significantly reducing the costs to Universities of such projects and improving the affordability for students. The provision of new student accommodation will have the added benefit of freeing up existing rental stock to support additional social and affordable housing.

I am happy to report that three Universities have had loan applications approved totaling €167 million for the provision of 1,428 new student bedrooms. It is anticipated that further loan applications will be received in the coming months.

## Acknowledgements

The HFA depends in large measure on the assistance and co-operation of all its stakeholders. Our thanks for their support go especially to the Ministers for Housing, Planning & Local Government and Public Expenditure & Reform, and Finance, and their staff. We greatly appreciate the work done by the NTMA, our auditors, lawyers and bankers and welcome the continued good relations we have with our customers.

I would like to thank my fellow Board members for their dedication and commitment. Finally, and most importantly, I would like to express my thanks to the staff of the HFA, without which the valuable work of the HFA would not be possible.

To conclude, I would like to affirm my view that the HFA is making a significant contribution to addressing issues identified within the Government's *Rebuilding Ireland* strategy and we remain wholly committed to facilitating the delivery of much needed housing.



**Professor Michelle Norris**  
Chairperson of the Board

30 April 2019

# SUPPORTING THE DELIVERY OF NEW HOMES

**Barry O'Leary**

Chief Executive Officer



I am very happy to report that the HFA continued to perform well in 2018. Our reported net gain of €28 million, was achieved while offering the most competitive interest rates in the market to our customers.

The HFA is in a strong financial position, with retained reserves now standing at €200 million to cover the financial risks in the business.

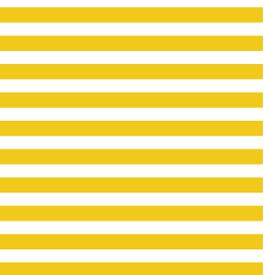
## Strategy 2020

We have now completed year three of our strategic programme which identified four pillars which are central to its successful delivery. We set out to innovate, collaborate and support the delivery of homes and 2018 has seen substantial progress on each of these fronts.

## Lending

We are now dealing directly with twenty-one AHBs and our lending to the Sector continues to show excellent growth. HFA loans approved rose from €336 million in 2017 to €615 million in 2018. Actual advances also increased, from €171 million in 2017 to €283 million in 2018. The loans advanced directly supported the delivery of 1,447 new homes, 558 by way of acquisition and 889 by way of new build. Page 15 of the Annual Report showcases the truly first-class product which AHBs are providing nationwide.

The pace of lending to local authorities is not at the level of AHB growth, but it is noteworthy that the local authorities' highly successful *Rebuilding Ireland Home Loan*, which the HFA funds, has been heavily subscribed and a fresh tranche of funding is now required.



Each year the Board visits a number of social housing schemes which facilitates meeting with a wide selection of people directly engaged in the delivery of social housing, thereby gaining firsthand knowledge of the developments and challenges in place. In 2018, the Board visited Friary Walk, Callan, Walkin Street and Golf Links Road social housing schemes in County Kilkenny and met with John Paul Phelan (Minister of State at the Department of Housing, Planning and Local Government).

Another positive to report is the approval of new loans to three Universities. Loans to the value of €167 million have now been approved and drawdowns will follow in later years as projects reach building phase.

### Interest Rates

Interest rates continue to be at historically low levels and present an opportunity for both the HFA and our customers. We were pleased to make low cost, long term fixed rate finance available, to support the provision of affordable and sustainable housing across the country.

We continue to assist local authorities in the product development of their *Rebuilding Ireland Home Loan* by securing long term fixed rate funding so that the LAs can offer 25 and 30-year fixed rate mortgages at very competitive rates. The certainty and affordability which this finance injects into a mortgage scenario for first time buyers is very worthwhile. However, the opportunity may not remain with us indefinitely.

### Funding

The HFA continues to diversify its funding base, taking long term, competitive finance from the NTMA, European Investment Bank and Council of Europe Development Bank and offering an attractive outlet for our customers for their temporary cash surpluses.

The HFA succeeded in lengthening the maturity profile of its funding portfolio in 2018 from 2.9 years to 3.4 years which gives us additional stability.

### Risk management

The management of risk within the HFA is of central importance to our operations. Our Risk Management Committee oversees the monitoring of risk and it is a standing item on the agenda of the Audit & Risk Committee.

The key risk areas of the business comprise the management of credit, liquidity, operational and market risk, the details of which are explained throughout this report.

The Board and management work closely to understand, measure, monitor and control all aspect of risk within the business.

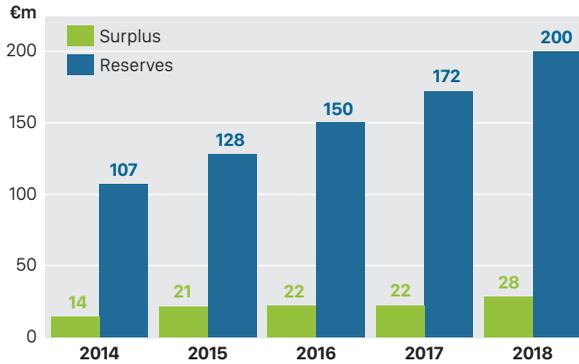
### Governance

The Board of Directors holds annual reviews and discussions of its performance both individually and collectively – seeking ways to better its contribution to the sustainable growth of our business. The Board, collectively, has considerable experience in the areas of social housing policy, the building sector, finance, law and banking.

It is interesting to note that the current Board, of 11 persons, is comprised of 6 female and 5 male members, (with one vacancy).

In recognition of the need to encourage and sustain a healthy corporate culture with emphasis on ethical and safe practices, the Board works with senior management to train, model and reinforce the expected behaviours.

## Surplus & Reserves 2014-2018



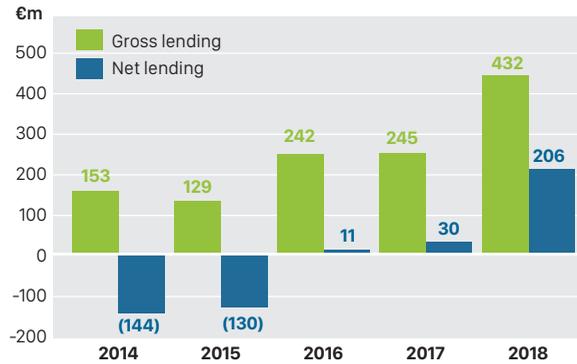
## Introduction of new Code of Practice for the Governance of State Bodies

The HFA complies with the above code and also complies voluntarily with the UK Corporate Governance Code, see the Corporate Governance Statement for further details. Both codes contain a 'comply or explain' concept and the HFA has complied fully with the State Bodies Code of Practice and with the UK Corporate Governance Code except for matters outlined in the Corporate Governance Compliance Statement.

## Outlook

Our role remains to facilitate the delivery of housing through the provision of suitable finance and I am confident we will continue to rise to the challenge. Our expectation is that the growth seen in 2018 will continue into 2019 and beyond and will be successfully managed by the HFA.

## Loan Advances & Redemptions 2014-2018



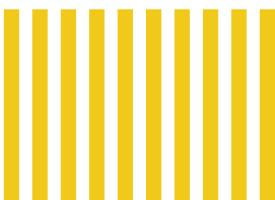
## Gratitude

I would like to record my appreciation for the support of my Chairperson, Professor Michelle Norris and the Board who continue to challenge and guide us.

Finally, to the team in the HFA, sincere thanks to each of you for your magnificent contribution over the 5 years of my first term. Your dedication and hard work have allowed us to double our growth in the last year, while retaining excellent levels of customer service and this is greatly valued.

**Barry O'Leary**  
Chief Executive Officer

30 April 2019



# BOARD OF DIRECTORS



## Professor Michelle Norris

Chairperson

### Appointment to the Board

Initially in February 2012 and re-appointed in January 2017 as Chairperson and non-executive Board Member (ex-officio).

### Committee Membership

Credit, Finance and Remuneration Committees.

### Career Experience

Head of School in UCD's School of Social Policy, Social Work and Social Justice. Michelle's teaching and research interests focus on social housing policy and urban regeneration. During her career she has led or participated in 20 research projects on these issues and has produced over 170 publications on the results. Michelle's latest book entitled Property, Family and the Irish Welfare State was published by Palgrave Macmillan in 2016.



## Padraic Cafferty

Non-Executive Director

### Appointment to the Board

Initially in March 2012 and re-appointed in January 2017 as a non-executive Board Member.

### Committee Membership

Credit Committee.

### Career Experience

Founder and Chairman of Datascan, Executive Chairman at Northwood Technology Ltd, and Proprietor at Westpoint Business Centre and Sigmund Business Centre, Glasnevin, Dublin. Padraic is a member of the Institute of Directors and Past President of the Irish Security Industry Association. Padraic serves as a non-executive director of the Private Security Authority.



## Emma Cunningham

Non-Executive Director

### Appointment to the Board

January 2017 as a non-executive Board Member (ex officio).

### Committee Membership

Audit & Risk Committee.

### Career Experience

Principal Officer in the Banking Division of the Department of Finance, dealing with a range of issues including policy for the banking and payment sectors, in Ireland and at EU level. Emma has held a number of positions in the Department, including working as Budget Counsellor in the Permanent Representation of Ireland to the European Union.

# BOARD OF DIRECTORS



## Clare Curley

Non-Executive Director

### Appointment to the Board

January 2017 as a non-executive Board Member (ex officio).

### Committee Membership

Finance and Remuneration Committees.

### Career Experience

Director of Services for Corporate and Human Resources in Tipperary County Council. Clare previously worked as Director of Services for Housing. She is the District Director for the Cashel Tipperary Municipal District and holds a BA degree in Public Management.



## Brian Fitzpatrick

Non-Executive Director

### Appointment to the Board

March 2017 as a non-executive Board member.

### Committee Membership

Audit & Risk (Chair) and Credit Committees.

### Career Experience

An accountant by profession, Brian has considerable experience in the mortgage finance industry, having served as Group Financial Controller in First National Building Society. Brian most recently worked as Finance Director and Company Secretary in BAM Contractors Ltd, Ireland's largest civil engineering & construction company, until his retirement three years ago. He continues to be a non-executive Director of the Company.



## Doctor Aideen Hayden

Non-Executive Director

### Appointment to the Board

March 2017 as a non-executive Board Member.

### Committee Membership

Audit & Risk and Credit Committees.

### Career Experience

A solicitor with a degree in Economics. Aideen holds a PhD in housing policy from UCD. Aideen was a member of Seanad Éireann from 2011 to 2016, where she served as Vice Chair of the Joint Oireachtas Committee on Finance, Public Expenditure and Reform. She is currently chair of Threshold, National Housing Charity and was a founding member of the Residential Tenancies Board.





**William Johnston**

Non-Executive Director

**Appointment to the Board**

March 2017 as a non-executive Board Member.

**Committee Membership**

Credit and Finance Committees.

**Career Experience**

William is a solicitor with an M.A. in economics and administration from Trinity College Dublin. He was chair of the International Bar Association’s banking law division and a partner in Arthur Cox for 30 years where he headed the Finance Department. He is a board member of the Port of Waterford Company, the Honorary Secretary of the National Maternity Hospital and the external examiner for the Law Society in banking law.



**Michael Murray**

Non-Executive Director

**Appointment to the Board**

Initially in March 2012 and re-appointed in January 2017 as a non-executive Board Member.

**Committee Membership**

Credit Committee.

**Career Experience**

An economics graduate from Trinity College, Dublin, from 1977 to 2002 Michael served in several senior roles in banking in both London and Dublin. In 2004, he joined the European Commission, where he remained until 2010, and had responsibility for advising the Internal Market Commissioner on banking and securities markets regulation. Michael writes on investment issues in the Sunday Business Post.



**Lianne Patterson**

Non-Executive Director

**Appointment to the Board**

March 2017 as a non-executive Board Member.

**Committee Membership**

Audit & Risk Committee.

**Career Experience**

Serving as Deputy Secretary for Resources, Reform and Infrastructure at the Department of Education since March 2019. Lianne is a chartered accountant by profession and spent much of her career in management roles in Deloitte and PwC. Prior to her current role she served as Director of Justice Delivery in the Department of Justice from 2013 to 2019.

## BOARD OF DIRECTORS



### Derek Rafferty

Non-Executive Director

#### Appointment to the Board

January 2017 as a non-executive Board Member (ex officio).

#### Committee Membership

Audit & Risk, Finance and Remuneration Committees.

#### Career Experience

Derek is a Principal Officer in the Department of Housing, Planning and Local Government with responsibility for Social Housing Policy. Derek previously worked in a number of other Government Departments including the Department of Transport where he held a number of roles including Head of the Aviation Security Unit and in the EU Commission (Directorate-General for Economic and Financial Affairs).



### Jennifer Ward

Non-Executive Director

#### Appointment to the Board

March 2017 as a non-executive Board Member.

#### Committee Membership

Audit & Risk and Credit Committees.

#### Career Experience

Member of the Board of Directors and committee member on the "Growing Our Business" Committee of Clúid Housing Association since April 2015. She is currently an Associate on PwC Advisory-Consulting since January 2015.

## MANAGEMENT TEAM



### Seán Cremen

Head of Treasury

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Seán has over thirty years' experience working in Treasury and Capital Markets primarily with Allied Irish Banks and Keppel TatLee Bank in Singapore. Seán previously served as Executive Director on the Board of AIB Mortgage Bank and joined the HFA as Head of Treasury in 2014.



### Tom Conroy

Head of Finance & Company Secretary

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An accountant by profession, Tom has worked for the HFA since 1999 in a number of key financial roles, before being appointed in his present capacity in 2008. As such, he has extensive experience in all elements of the HFA's business. Tom previously worked as an accountant with the Jurys Hotel Group plc.



### Damian Flynn

Financial Accountant

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Damian joined the HFA in 2000 and currently holds the role of Financial Accountant, managing the HFA Corporate Services team. He holds an MA-Financial Management and a Higher Diploma - Public Management. Damian previously worked in the private sector for Irish Cement Ltd, (part of the CRH Group), where he qualified as an accountant.



### Maria O'Reilly

Lending Team Lead

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Maria currently manages the HFA Lending Services team. She graduated from the Waterford Institute of Technology in 2006 with a Bachelor of Business Studies (Hons). Maria has worked with the HFA since graduating, holding the roles of Accounts Assistant, Lending Executive AHBs and Senior Lending Officer, and in that time has accrued experience lending into the AHB sector.

# A STRATEGIC FRAMEWORK THAT DELIVERS ON OUR MISSION AND VISION

## Our Strategic Pillars

HFA supports and complements **Rebuilding Ireland: an Action Plan for Housing and Homelessness and Social Housing Strategy 2020**.



### Customers & Competitors

We will have increased our business portfolio to €5 billion by introducing innovative products to existing and new customers



### Stakeholders

We will enjoy a reputation for excellence among our stakeholders who clearly understand and value HFA offerings

**The HFA published its Strategy HFA 2020 in September 2016. It supports and complements Rebuilding Ireland: an Action Plan for Housing and Homelessness and Social Housing Strategy 2020 from the Department of Housing, Planning & Local Government.**

HFA 2020 was developed by the HFA Leadership Team with input from all HFA staff, and in consultation with:

- officials of the Departments of Housing, Planning & Local Government and Public Expenditure & Reform, and Finance;
- local authorities; and,
- approved housing bodies and their representative organisations.

The final strategy was circulated to all of the above, as well as to elected representatives – Ministers, TDs and Senators; Press; and other relevant bodies. The feedback was positive.



## Internal Capability

We will provide exceptional service to customers through professional and committed staff who are proud to work in the HFA



## Organisation Interdependence

We will play a co-leadership role in the development and execution of an Irish Social Housing Solution



## OUR STRATEGY

# KEY ACTIONS



**The following provides a high-level summary of the key actions taken in 2018.**

### Loan advances

The HFA was on target with just over €200m in net lending in 2018. €430m in gross lending was advanced, of which, €283m supported activity by AHBs (vs. a targeted €140m in the Plan). The Plan projected net lending of €195m and projects €450m in net lending for 2019.

### New legislation

New legislation was commenced in June 2017 enabling the HFA to lend to Universities for the development of new student accommodation. Three Universities have had loan applications approved totaling €167m for the provision of 1,428 new student bedrooms. It is anticipated that further loan applications will be received in the coming months.

### Meetings with Ministers

The HFA has an active policy of engaging and meeting with housing Ministers. Over the last year, the Board separately met two Ministers – Eoghan Murphy T.D. and John Paul Phelan T.D.

### Meetings with customers

HFA Senior Management met with, and presented to, local authority Chief Executives, Heads of Finance and Directors of Housing at a number of separate seminars/conferences in the past year. This has generated significant interaction with local authority officials and has helped raise the HFA's corporate profile. The HFA held bilateral meetings with the Local Authorities. The HFA also held a series of bilateral and group meetings with AHBs.

### Funding

The existing product offering was expanded upon with the completion of a €200 million and a €150 million facility agreement with the European Investment Bank and the Council of Europe Development Bank, respectively. These facilities are practically fully drawn at the end of 2018 and have enabled the HFA to offer long-term fixed rate finance to LAs and AHBs at market leading rates, which is central to our strategy. New facilities are due to be negotiated in the coming year. The HFA has also arranged over €615 million in long-term fixed rate finance from the NTMA.

# PROVIDING FUNDING FOR SOCIAL HOUSING DEVELOPMENT

The HFA is uniquely positioned, as a State body, to provide the funding required for social housing development at market-leading rates; and 2018 saw significant growth in demand for funding by approved housing bodies (AHBs), with the availability of 25-year fixed rate finance.

In 2018, the HFA provided finance of €283 million to AHBs for the acquisition and new-build of social housing developments. The following highlights some of the schemes financed during the year.

## TINTEÁN - CARLOW VOLUNTARY HOUSING ASSOCIATION

Presentation Place, Barrett Street,  
Bagenalstown, Co. Carlow

10 houses



**RESPOND**

Atkinson Hall,  
Aikens Village,  
Stepaside, Co. Dublin

8 apartments



Northwood Green, Santry, Dublin 9

6 apartments



## CLÚID HOUSING ASSOCIATION

Ernedale Heights,  
Ballyshannon,  
Co. Donegal

11 houses



Sleaty Street,  
Carlow Town,  
Co. Carlow

26 houses



Clos na Manach, Carlingford, Co. Louth

10 houses



Dunville, Athlumney,  
Navan, Co. Meath

64 houses



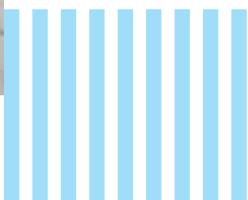
## Churchfields, Ashbourne, Co. Meath

33 houses



## Castleguard Manor Ardee, Co. Louth

80 houses



# SUSTAINABILITY AND CUSTOMER SERVICE



**Sustainability and Customer Service concepts are embedded in the heart of the HFA's business and are fundamental to achieving our vision of being the preferred finance provider for Social Housing development.**

## Energy Conservation

The HFA operates from 46 St Stephen's Green, Dublin 2, where it leases space on one floor. Our main use of energy is for lighting, heating/ air-conditioning, and the powering of computers.

In 2018, the HFA used 26.6 MWh (2017: 31.4 MWh) of electricity. This represents an average consumption of 2.0 MWh (2017: 2.6 MWh) of electricity per employee. Our leased premises were redeveloped during 2009/2010, with energy-efficient lighting & heating installed at that stage.

- The HFA's offices have a BER rating of B1.
- The HFA recycles paper and cardboard, electronic equipment, printer toners and mobile phones.
- The HFA purchases and operates energy-rated servers, personal computers and printers.
- 82% of HFA staff use public transport for commuting, while 18% of staff cycle to and from work, encouraged by the availability of appropriate facilities in the HFA, and the cycle to work scheme.
- HFA employees are encouraged to be energy conscious, and we endeavour to ensure that our office is operated in the most energy-efficient manner possible.
- The HFA requires that all new-build properties, for which it lends, must have an energy rating of A3 or better.
- The HFA lends for energy efficient retrofitting of homes.

## Actions Undertaken in 2018

In 2018, the HFA undertook a range of initiatives to improve our energy performance, including:

- One new energy-efficient server

- New server equipment
- New energy-efficient colour printer
- New energy-efficient tech drives
- New energy-efficient kitchen equipment
- New energy-efficient computers for staff
- Implementation of various 'turn-off' initiatives (computers and lights).

## Actions Planned for 2019

Energy conservation is very important to the HFA. We will continue to deliver efficiency savings in all aspects of our business in 2019 and will explore the possibility of working with the Sustainable Energy Authority of Ireland ("SEAI") to ascertain what further progress can be made.

Planned initiatives in 2019 include the following actions which will contribute to a higher level of energy efficiency than previously:

- the purchase of new fire doors

## Energy retrofits

2018 saw the approval of €615 million in AHB loan finance for the provision of 3,292 social housing units. 62% of these homes are new-builds which will have an energy- efficiency rating of A3 or higher. The HFA provided loan finance to Focus Housing Association in 2018 for the energy upgrade of 68 homes in County Waterford. This will include some of the following measures; cavity wall insulation, Air-to-Water Heat Pump heating system, window and doors replacements and LED light bulbs. The average BER rating was E2 – C2 before the works were completed and after the completion of works the homes will be uplifted to a minimum BER rating of C1 – B1. The HFA hopes to expand on this success over the coming year, consider the development of other sustainable energy products and to bring these to the market.

## Information Technology

### Reliance on Information Technology

With a staff of 13 full-time equivalents managing a loan book of €3.9 billion and approximately 7,800 live loans, the HFA relies heavily on the use of information technology to facilitate more efficient use of its resources and effective delivery of its services.

The HFA aims to maximise the number of online services it provides, thereby providing better customer service, improving data accessibility and reducing costs for service users. The HFA provides access to data via its online portal. This enables customers and other stakeholders to carry out tasks more efficiently. The HFA has introduced the most appropriate, reliable and integrated electronic systems to complement its ability to deliver on the expectations of customers and stakeholders. Clients can access services instantaneously, from a variety of locations and at any time of day via the HFA website.

### Relationships

The delivery of excellent Quality Customer Service ('QCS') is of prime importance to the HFA. The HFA has critical relationships with stakeholders in several different categories, i.e. local authorities, approved housing bodies, Departmental stakeholders, and other bodies within the wider housing group.

A number of strategic initiatives regarding Customer Service were identified in the development of the Strategy HFA 2020, in particular, identifying and building strong relationships with representative local authorities and AHBs to fully understand their needs and challenges. This involves organising regular information gathering sessions between HFA representatives and key LA and AHB staff, participation on Finance and Housing Groups, and developing the AHB market with appropriate structures and products.

In tandem with this, the HFA will identify approaches to enable it to interact more effectively in assisting our customers and our Departmental Stakeholders in gaining clarity regarding our products and developing a communication framework to regularly update our customers and Government Departments. The HFA sponsored several local authority workshops for the rollout of the Rebuilding Ireland Home Loan in early 2018.

### Oversight Agreement

As per the Code of Practice for the Governance of State Bodies, the HFA is required to have an Oversight Agreement in place with the Department of Housing, Planning & Local Government. This replaces a service level agreement (SLA) which the HFA has had in place for many years, and which was updated annually.

The oversight agreement should reflect the HFA's legal framework; the environment in which it operates (i.e. a non-commercial State body); its purpose and responsibilities; the HFA's level of compliance with this Code; details of the Performance Delivery Agreement (e.g. outputs to be delivered); and arrangements for oversight, monitoring and reporting on conformity with Government policy including those actions and areas of expenditure where prior sanction from the parent Department and/or the Department of Public Expenditure and Reform is required.

The latest Agreement is currently being finalised, with ongoing discussions with the Department of Housing, Planning & Local Government concerning the finer details.

The coherence of public policy in relation to housing and the coordination of the associated financing initiatives are ensured by having them all under the control of the Minister for the Housing, Planning & Local Government (DHPLG). The HFA's position under the aegis of the DHPLG ensures that its services are efficient and fully supportive of Government policy.

The Directors present their report and the audited financial statements for the year ended 31 December 2018.

## Results and dividends

	<b>2018</b>	2017
	<b>€'000</b>	€'000
Total recognised gain for the year	<b>27,995</b>	21,972
Shareholders' funds at beginning of year	<b>172,014</b>	150,042
<b>Shareholders' funds at end of year</b>	<b>200,009</b>	172,014

This is a pleasing performance with profits generated by a margin policy, approved by the Directors, which is designed to ensure that the HFA has reserves sufficient to meet the estimated costs arising from fixed rate funding mismatches and other risks.

The Directors do not propose the payment of a dividend for 2018 (2017: nil).

Note 20 to the financial statements details the HFA's financial risk, management objectives, details of its financial instruments and hedging activities, and its exposures to credit, liquidity and market risks. The Directors' Report also addresses the significant business risks to which the HFA is exposed.

## Review of the development of the business

### Loans to local authorities (approved pre-27 May 1986)

The HFA was established to issue index-linked loans to local authorities for lending by them on an agency basis to individuals. A total of €403 million was advanced to local authorities under this scheme from 1982 to 1986 and was used to finance 15,571 mortgages. These loans were converted to standard variable and fixed rate loans in 2015, on the maturity of an underlying index-linked bond. At 31 December 2018 such loans represented outstanding balances of €6.1 million. The HFA is liable for any credit losses that may arise on these loans.

### Loans to local authorities (approved post 27 May 1986)

With effect from May 1986, the HFA has issued loans to local authorities to be used by them for any purpose authorised by the Housing Acts, 1966-2014 to finance social housing development. Outstanding loans to local

authorities advanced since 27 May 1986, totalled €3.3 billion at end-December 2018.

A significant portion of these funds is retained by the local authorities for social housing purposes. The remainder is lent by the local authorities to individual borrowers. The local authorities are responsible for any losses that may arise on these loans. In the context of:

- (i) local authorities being statutory bodies under the Local Government Act, 2001 and other enactments;
- (ii) their revenues or funds being security for the due payment to the HFA of all amounts due by local authorities (as set out in the agreement between each local authority and the HFA);
- (iii) all loans advanced to local authorities are approved by the Minister for Housing, Planning & Local Government;
- (iv) the Board's understanding that central Government supports local authorities in meeting their obligations to the HFA; and,
- (v) the HFA has not experienced any loan losses on its loans advanced to local authorities after 1986,

the Board is of the opinion that, in substance, no credit risk arises, other than sovereign risk, on loans advanced to local authorities on or after 27 May 1986 and no loan loss provisions are recorded in respect of these loans.

In 2018, gross loan advances for Post May 1986 loans amounted to €101 million (2017: €74 million), repayments and redemptions totalled €217 million (2017: €210 million), resulting in net redemptions of €116 million (2017: net redemptions of €136 million). Such loans represented outstanding balances of €3.26 billion (2017: €3.33 billion).

The HFA endeavours to work with the local authorities to develop appropriate loan structures for them in order to better match their financial circumstances. The HFA may provide extended loan terms, interest deferred periods or offer other renegotiations as appropriate. During 2018, the HFA renegotiated €73.22 million (2017: €21.83 million) of non-mortgage related loans and had no housing related loans renegotiated during the year (2017: €nil). These renegotiations have taken place in the context of €3.26 billion of loans advanced to local authorities as at 31 December 2018 and represents renegotiation activity of circa 0.002% in 2018 (2017: 0.001%).

Renegotiated non-mortgage related and housing related loans did not result in impairment or derecognition of the original loan assets as it did not represent a significant modification of terms. The HFA ceases to consider these loans as renegotiated once one year of up to date scheduled repayments has elapsed post renegotiation. In this regard, the HFA considers €73.22 million of loans (2017: €21.83 million) to be renegotiated in 2018 with €0.38 million (2017: €0.16 million) of interest income recognised on these assets.

As at year ended 31 December 2018, €0.93 million (2017: €4.79 million) of land acquisition loans were converted upon maturity to annuity loans repayable over a period of up to 30 years. There were eleven land acquisition loans (2017: three) considered renegotiated at 31 December 2018. Interest accrued on loans converted upon maturity at 31 December 2018 amounts to €0.01 million (2017: €0.04 million).

### Loans to approved housing bodies

Under Section 17 of the Housing (Miscellaneous Provisions) Act 2002, the HFA is empowered to lend directly to AHBs, which includes voluntary housing bodies and co-operative housing societies. Under the Social Housing Leasing Initiative, the Department of Housing, Planning and Local Government, through local authorities, leases suitable housing units from AHBs which are rented to social housing tenants nominated by local authorities.

Properties are either bought or built by AHBs and financed by loan finance raised by the AHB (from the HFA or the Private Sector). Income received by the AHBs from a Payment and Availability Agreement (PAA) with a local authority for a period of up to 30 years, will fund the repayment of the HFA's loan.

AHBs wishing to borrow from the HFA have to submit to a general financial assessment in order to be assessed for Certified Body status. Only when that status has been confirmed and a master loan agreement signed, can they furnish loan applications which are subsequently assessed in-house by the credit assessment team if under a value of €5 million and assessed independently in excess of this value. As at 31 December 2018, seventeen Certified AHBs (2017: seventeen) have been successful in obtaining Certified Body status.

### The approved AHBs are:

- ALONE
- Circle Voluntary Housing Association
- Clanmil Housing Association Ireland
- Clúid Housing Association
- Co-operative Housing Ireland
- Dublin Simon Community
- Focus Housing Association
- FOLD Ireland
- Foscadh Housing Association
- Housing Association for Integrated Living (HAIL)
- North and East Housing Association
- Oaklee Housing
- Respond! Housing Association
- Saint John of God Housing Association
- The Iveagh Trust
- Tinteán Carlow Voluntary Housing Association
- Túath Housing Association

### Category 2 product

The HFA introduced a 'Category 2' product offering for Tier 2 (mid-sized AHBs, whereby they could apply for loan finance up to a limit of €1.5 million, without undergoing a full Certified Body assessment. Loan applications are considered on a case-by-case basis. To date, 2 AHBs have availed of the Category 2 offering and subsequently underwent a successful Certified Body application. There are currently four AHBs in this category, these are:

- Arlington Novas Ireland
- Carbery Housing Association
- The Paddy McGrath Housing Project
- Threshold

The HFA's Credit and Management Committees, as at 31 December 2018, have approved 490 loan applications (2017:327) totalling €1.28 billion (2017: €730 million), €651 million of which has been advanced (2017: €367 million). It is anticipated that 2019 will herald continued growth in the level of lending in this area. The HFA continues to have frequent interaction with AHBs to develop the suite of products on offer.

## Going concern

The financial statements have been prepared on the going concern basis. In making its assessment of the HFA's ability to continue as a going concern, the Board of Directors has taken into consideration the significant risks and uncertainties that currently impact the HFA. The Risk Management section below and in the 'Access to Funding and Going Concern' section within the Basis of Preparation section of the Statement of accounting policies, lists the HFA's business activities and takes into consideration the significant risks and uncertainties that currently impact the HFA.

In addition, Note 20 to the financial statements details the HFA's financial risk, management objectives, details of its financial instruments and hedging activities, and its exposures to credit, liquidity and market risks. The assessment of going concern is presented on page 34.

## Risk management

The Board is responsible for the HFA's system of risk management and internal control, which is designed to manage rather than eliminate the risk of failure to achieve business objectives and can provide only reasonable and not absolute assurance against material misstatement or loss.

The Board has delegated responsibility for the ongoing monitoring of the effectiveness of this system to the Audit & Risk Committee. Details in relation to the Committee's work in this regard are set out in the Audit & Risk Committee Report on pages 33 to 38.

The Chief Executive Officer also reports to the Board, on behalf of Management, on significant changes in the business and external environment, which affect risk. Risk is a standing item on the agenda at each meeting of the Board. Where areas for improvements in the system are identified, the Board considers the recommendations made by Management and the Audit & Risk Committee.

## Directors

The Directors have considered the principal risks and uncertainties which impact the HFA. In this regard the Directors have concluded that the HFA has potential exposure to credit risk, liquidity risk and market risks owing to its use of financial instruments for certain types of loans.

The HFA's objectives, policies and procedures for measuring and managing these risks are set out above and in Note 20 to the financial statements. The Directors and Secretary have no interests in the shares or debentures of the HFA.

## Contracts

Doctor Aideen Hayden, one of our Directors, is also a Director and chairperson of Threshold, who have been approved for funding under the Category 2 product. Threshold drew down funds of €0.45 million during 2018.

## Post statement of financial position events

No events have taken place since the year-end that would result in an adjustment to the financial statements or inclusion of a note thereto.

## Electoral Act, 1997

The HFA made no political donations during the year.

## European Communities (Late Payment in Commercial Transactions) Regulations 2012

The HFA is required to comply with the requirements of the European Community (Late Payment in Commercial Transactions) Regulations, 2012, giving effect to Directive No. 2011/7/EC of the European Parliament and of the Council of 23 February 2011 and its predecessor, the European Community (Late Payment in Commercial Transactions) Regulations, 2002. A review of all payments made during the year ended 31 December 2018 shows no late payments were made during 2018 under the above Act.

## Accounting records

The Directors are aware of their responsibilities under Sections 281 to 285 of the Companies Act 2014 as to whether, in their opinion, the accounting records of the HFA are sufficient to permit the financial statements to be readily and properly audited and are discharging their responsibility by ensuring that sufficient company resources are available for the task. The accounting records are held at the HFA's Registered Office, 46 St. Stephen's Green, Dublin 2.

## Corporate Governance

As required by the Code of Practice for the Governance of State Bodies, which the HFA has adopted, the Directors have prepared a Corporate Governance Statement, which is set out on pages 27 to 32 and which, for the purpose of Statutory Instrument 450/2009 European Community (Directive 2006/46) Regulations, forms part of the Report of the Directors.

## Auditors

In accordance with Section 383(2) of the Companies Act, 2014, the Auditors, JPA Brenson Lawlor, Chartered Accountants, will continue in office. A resolution authorising the Directors to determine their remuneration will be proposed at the Annual General Meeting.

## Principal risks and uncertainties

The Directors have considered the principal risks and uncertainties which impact the HFA. In this regard, the Directors have concluded that the HFA's principal risk exposures are in respect of credit risk, liquidity risk and market risk owing to its use of financial instruments. The HFA's objectives, policies and procedures for measuring and managing these risks are set out in Note 20 to the financial statements.

## Compliance Statement

The Directors have put in place appropriate arrangements or structures that, in their opinion, provide a reasonable assurance of compliance in all material respects with the HFA's "Relevant Obligations" for the purposes of section 225 of the Companies Act 2014 (the "Relevant Obligations").

The principal arrangements and structures that the HFA has put in place, to secure material compliance with its Relevant Obligations are the HFA and the Directors having put in place suitably qualified and experienced personnel (both internal, and also external advisers) to perform and assist in the performance of the legal and tax compliance and financial functions. In this regard, it appears to the Directors that the Company Secretary has the knowledge and experience to advise the HFA on the Company's compliance with its Relevant Obligations.

The HFA also is entitled to rely upon, and has access to, service-providers and professional advisers who have the requisite knowledge and experience to advise the HFA on compliance with its Relevant Obligations.

Specifically, the Directors are satisfied that the Company Secretary:

- has been briefed fully regarding section 225 of the Companies Act 2014;
- is aware of and understands the Relevant Obligations and their relevance to the HFA's business and operations, and vice versa;
- has undertaken a risk assessment in respect of those of the Relevant Obligations that are within his/her functional or operational responsibility;
- has implemented appropriate control processes in respect of each of the applicable Relevant Obligations;
- has, or has access to other personnel who have, the requisite knowledge, skills, experience and resources to advise the HFA on the Company's compliance with its Relevant Obligations; and
- reports regularly to the Board of Directors of the HFA, and through more frequent operational channels as necessary, regarding the control processes that are in place to ensure material compliance by the HFA with its Relevant Obligations;

such that, taken together, these arrangements and structures provide a reasonable assurance of compliance by the HFA with those Relevant Obligations, in all material respects. The Board will review these arrangements and structures at least annually.

## Dividend

No dividend is due to be declared for 2018.

### Statement of Directors' Responsibilities

The Directors are responsible for preparing the Annual Report and Financial statements in accordance with applicable law and regulations. Company law requires the Directors to prepare financial statements for each financial year. Under that law, the Directors have elected to prepare the financial statements in accordance with FRS 102. The Financial Reporting Standard applicable in the UK and Ireland comprising applicable law and the accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland together with the Companies Act 2014. Under Company Law the Directors must approve the financial statements when they are satisfied that they give a true and fair view of the state of affairs of the HFA and of its profit and loss for that period.

In preparing the financial statements the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- comply with applicable accounting standards, identify those standards, and note the effects and the reasons for any material departures from those standards and;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the HFA will continue in business.

The Directors are also required under company law to include a Directors' Report containing a fair review of the business and a description of the principal risks and uncertainties. Under company law the Directors are required to prepare a report to deal, so far as is material for the appreciation of the state of the HFA's affairs, with any change during the financial year in the nature of the business of the company.

The Directors are responsible for keeping proper books of account that disclose with reasonable accuracy at any time the financial position of the HFA and enable them to ensure that its financial statements comply with the Companies Act 2014. They are also responsible for taking such steps as are reasonably open to them to safeguard the assets of the

company and to prevent and detect fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the website ([www.hfa.ie](http://www.hfa.ie)). The Directors are also responsible for preparing a Directors' Report that complies with the requirements of the Companies Act, 2014.

Each of the Directors confirms that, to the best of each person's knowledge and belief,

- the HFA's financial statements, prepared in accordance with FRS 102, give a true and fair view of the assets, liabilities and financial position of the HFA at 31 December 2018 and of the profit of the HFA for the year then ended; and,
- the Annual Report and financial statements, taken as a whole, are fair, balanced and understandable and provide the information necessary for shareholders to assess the HFA's performance, business model and strategy.

### Statement of Disclosure to Auditor

Each of the Directors in office at the date of approval of this annual report confirms that:

- there is no relevant audit information of which the company's auditor is unsure, and
- the Directors have taken all the steps that they ought to have taken as Directors in order to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

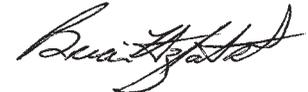
This confirmation is given and should be interpreted in accordance with the provision of Section 330 of the Companies Act 2014.

On behalf of the Board,



**Professor Michelle Norris**  
Chairperson of the Board

28 March 2019



**Brian Fitzpatrick**  
Director

28 March 2019

The Directors are committed to maintaining the highest standards of corporate governance and support the 2014 UK Corporate Governance Code (available at [www.frc.org.uk](http://www.frc.org.uk)) formerly known as the Combined Code, with which the HFA voluntarily complies with. The HFA also complies with the revised Code of Practice for the Governance of State Bodies, as published by the Department of Public Expenditure and Reform.

The Directors understand that the 'comply or explain' concept continues to apply for both Codes. The Board reviewed its obligations under the guidance which includes requirements on the Board regarding consistency and appropriateness of disclosure, as well as a separate section for the Audit & Risk Committee in the Annual Report. As required by the UK Corporate Governance Code which the HFA has adopted voluntarily, the Directors have prepared a 'Corporate Governance Statement,' which is set out in this section and which, for the purpose of Statutory Instrument 450/2009 European Community (Directive 2006/46) Regulations 2009, forms part of the Directors' Report. The HFA has complied with both Codes except for matters discussed in the Corporate Governance Compliance Statement.

## Application of the Principles and Provisions of Corporate Governance

The following information explains how the HFA applies the principles and provisions of the Corporate Governance Code issued by the Financial Reporting Council. The Irish Corporate Governance Annex issued by the Irish Stock Exchange (ISE), and the Code of Practice for the Governance of State Bodies published by the Department of Public Expenditure and Reform.

## Board of Directors

The Board takes the major strategic decisions and retains full and effective control while allowing Management sufficient flexibility to run the business efficiently and effectively within a centralised reporting framework.

The Board has reserved to itself for decision a formal schedule of matters pertaining to the HFA and its future direction such as major acquisitions and disposals, appointment and removal of the Company Secretary, expenditure budgets and risk management policies. Each non-executive Director brings independent judgement to bear on all matters dealt with by the Board including those relating to strategy, performance, resources and standards of conduct. All Board members have access to the advice and services of the Company Secretary who is responsible for ensuring that Board procedures are followed and that applicable rules and regulations are complied with. The HFA's professional advisors are available for consultation with Board members as required. Individual Directors may take independent professional advice, if necessary, at the HFA's expense.

At 31 December 2018, the Board of Directors comprised eleven non-executive Directors and one Executive Director. The Directors are appointed by the Minister for Housing, Planning & Local Government in consultation with the Minister for Public Expenditure & Reform for a period not to exceed five years, unless the Minister sees fit to reappoint a Director for a second or subsequent term. The roles of the Chairperson of the Board and Chief Executive Officer (CEO) are separate. The CEO is employed full time and does not have any other significant commitments. All Directors are independent non-Executive Directors. The Board met seven times in 2018 and is responsible for the proper management of the HFA.

## Attendance at Board meetings during the year ended 31 December 2018 and length of service at 31 December 2018

Members	Meetings held	Directors attendance	Board Service in years
Michelle Norris (Non-executive Chairperson)	7	7	6.83 years
Barry O'Leary (Chief Executive Officer)	4*	4	5.00 years
Padraic Cafferty (Non-executive Director)	7	6	6.75 years
Emma Cunningham (Non-executive Director)	7	7	1.97 years
Clare Curley (Non-executive Director)	7	6	1.97 years
Brian Fitzpatrick (Non-executive Director)	7	7	1.81 years
Aideen Hayden (Non-executive Director)	7	6	1.81 years
William Johnston (Non-executive Director)	7	6	1.81 years
Michael Murray (Non-executive Director)	7	4	6.75 years
Lianne Patterson (Non-executive Director)	7	7	1.81 years
Derek Rafferty (Non-executive Director)	7	6	1.97 years
Jennifer Ward (Non-executive Director)	7	6	1.81 years

\*Barry O' Leary's term as director ceased on 25/8/18.

The Board of the HFA comprises individuals who bring a wide range and depth of experience to the activities of the HFA being drawn from experts from areas such as housing policy, legal services, construction, the Departments of Housing, Planning and Local Government and Finance, which should enable the HFA to address major future challenges.

## Directors' Remuneration

The Minister for Housing, Planning & Local Government determines the level of remuneration for the Board of Directors. Remuneration of non-executive Directors is not linked to performance. The table below provides details of all fees paid to Directors during the year.

Members	Fees 2018 €	Fees 2017 €
Michelle Norris*	-	-
Padraic Cafferty	7,695	7,695
Emma Cunningham	-	-
Clare Curley	-	-
Brian Fitzpatrick	7,695	6,313
Aideen Hayden	7,695	6,313
William Johnston	7,695	6,313
Michael Murray	7,695	7,695
Lianne Patterson	7,695	6,313
Derek Rafferty	-	-
Jennifer Ward	7,695	6,313
<b>Total</b>	<b>53,865</b>	<b>46,955</b>

\* During 2018, a sum of €9,000 (2018: €2,586) was charged by University College Dublin as compensation for loss of hours worked by Professor Michelle Norris for time spent in her duties as Chairperson of the HFA in 2018.

The remuneration of the Executive Director/Chief Executive Officer is detailed in Note 9 to the financial statements.

## Ethics in Public Office

The HFA is included in Statutory Instrument no. 699 of 2004 for the purposes of the Ethics in Public Office Acts, 1995 and 2001. The Members of the HFA and relevant staff have fulfilled their obligation under this legislation.

## Protected Disclosure

In accordance with Section 21 of the Protected Disclosures Act, 2014, the HFA has established and maintains procedures for current or former employees to make protected disclosures in relation to the HFA and its work and for dealing with such disclosures. Written information in relation to these procedures has been provided to all employees. The HFA's policy can be found on its website at:

<http://www.hfa.ie/hfa/Live/Release/WebSite/HomePage/ProtectedDisclosuresReport.html>.

The HFA confirms that it did not have any Protected Disclosures reported to it in 2018.

## Administrative Expenses

In line with Appendix B.7 of the Code of Practice for the Governance of State Bodies, the total number of employees whose benefits exceeded €60,000 p.a. (excluding employer pension costs) is as follows:

€	No.
110,001-120,000 (see Note 9)	1
100,001-110,000	1
90,001-100,000	-
80,001-90,000	1
70,001-80,000	-
60,001-70,000	1

Also, as required under Appendix B.5 of the Code, expenditure on external consultancy/adviser services for 2018 was as follows:

*Legal fees* €898,077 (2017: €623,363). Legal fees are directly related to the increasing number of conveyances

which are being completed. This is due to higher levels of loan requests for housing purposes from approved housing bodies.

*Management consultancy fees* €nil (2017: €21,556)

*Total expenses reimbursed to Directors* during 2018 for travel and subsistence was €5,598 (2017: €9,272) and international travel in 2018 (in relation to the UK and the EU) was €488 (2017: nil).

*Travel and subsistence for employees* for 2018 was €12,430 (2017: €7,824) and international travel in 2018 (in relation to the UK and the EU) was nil (2017: nil). Hospitality expenditure in 2018 was €3,151 (2017: €2,630).

## Diversity

The Board believes that diversity is important for effectiveness and has been following the debate regarding gender, age, culture, educational background and professional experience. While the Board does not think specific quotas on such criteria as gender are appropriate and believes that the opportunities should be made on merit, it does believe that a diverse mix of skills, experience, and knowledge background is important, of which gender is a significant element.

As at 31 December 2018 there were six female members on the Board out of eleven members. Looking beyond the Board, the HFA also recognises the importance of diversity including gender diversity and the benefits this could bring to the organisation. The CEO and employees are subject to a Code of Conduct and must comply with all statutory requirements, namely Equal Status Act (2000), Equality Act (2004), Disability Act (2005) Part 5 and Civil Law (Miscellaneous Provisions) Act (2008) to ensure that the work environment is free of discrimination based on membership of the Traveller Community, race or ethnic origin, religion or belief, age, disability, sexual orientation or gender in relation to employment and occupational or vocational training.

## Board Committees

The Board has an effective committee structure to assist in the discharge of its responsibilities. Please see the terms of reference for each Board Committee available on the HFA website, [www.hfa.ie](http://www.hfa.ie).

### Audit & Risk Committee

Please see Audit & Risk Committee Report on pages 33 to 38.

### Board Performance Review Committee

The Board Performance Review Committee has been dissolved in favour of two meetings of the non-executives each year.

### Finance Committee

As at 31 December 2018, the following Directors are members of the Finance Committee:

Professor Michelle Norris (Chairperson), Clare Curley, William Johnston and Derek Rafferty. The Committee is empowered on behalf of the HFA to borrow and raise money and to implement, utilise and operate any approved facilities. The Committee operates under formal terms of reference approved by the Directors.

No circumstances arose during 2018 which necessitated the convening of a meeting of the Finance Committee.

### Remuneration Committee

As at 31 December 2018, the following Directors are members of the Remuneration Committee:

Professor Michelle Norris (Chairperson), Clare Curley and Derek Rafferty.

The Remuneration Committee's Terms of Reference entitle it to make recommendations in relation to the remuneration of the Chief Executive Officer for consideration by the Board, subject to the approval of the Minister for Housing, Planning & Local Government. Details of emoluments are set out in Note 9 to the financial statements in accordance with the requirements of Section 155 of the Companies Act 2014.

### Attendance at meetings during the year ended 31 December 2018

<b>Members</b>	<b>Meetings held</b>	<b>Directors attendance</b>
Michelle Norris (Chairperson)	1	1
Clare Curley	1	1
Derek Rafferty	1	1

### Credit Committee

The HFA's Credit Committee comprises Board members and Management. The Committee was established in 2009, to maintain credit risk within Board policy, to review the creditworthiness of AHBs, approve credit risk limits and to ensure that all the relevant documentation is in order before proceeding to advance such monies to AHBs. The Committee operates under formal terms of reference approved by the Board.

Attendance at meetings during the year ended 31 December 2018

<b>Members</b>	<b>Meetings held</b>	<b>Members Attendance</b>
Prof. Michelle Norris	11	8
Barry O' Leary	11	11
Padraic Cafferty	11	8
Tom Conroy	11	9
Seán Cremen	11	11
Brian Fitzpatrick	11	11
Dr. Aideen Hayden	11	8
William Johnston	11	9
Michael Murray	11	8
Jennifer Ward	11	6

### Induction and Professional Development

There is an induction process for new Directors. Its content varies between Executive and non-executive Directors. In respect of the latter, the induction is designed to familiarise non-executive Directors with the HFA and its operations, and comprises the provision of relevant briefing material including details of the HFA's strategic and operational plans, and a programme of meetings with the Chief Executive Officer and Management.

## Relations with stakeholders

The Directors and Management maintain an on-going dialogue with the HFA's stakeholders on strategic issues. Certain specified matters require the approval of the Minister for Housing, Planning & Local Government and/ or the Minister for Public Expenditure & Reform, in respect of which, on-going communication with the Ministers, through their Departments, is maintained.

## Dedicated email Address for Oireachtas Members

The HFA has a dedicated email address for Oireachtas Members to provide enquiries - oireachtas.enquiries@hfa.ie. The HFA received two enquiries in 2018 ( 2017:4). These were acknowledged and substantively responded to within the required timelines.

## Accountability and Audit

### Accounts and Directors' Responsibilities

The Directors are of the view that the Annual Report for the year ended 31 December 2018 is consistent with the 2014 UK Corporate Governance Code principles requiring the presentation of 'a fair, balanced and understandable assessment of the Company's position and prospects. The Directors have reviewed the 2018 Annual Report and believe that it presents a fair, balanced and understandable assessment of the HFA's position and prospects.

### Viability statement

The Directors have assessed the viability of the HFA taking into account its current position and the principal risks facing the HFA over the next two years to 31 December 2020. The Directors have assumed that a two-year time span is an appropriate period for the annual assessment given that this is the key period of focus within the HFA's strategic planning process.

The assessment considered current financial performance, funding and liquidity management of the HFA, and the governance and organisation framework by which the HFA manages and seeks, where possible, to mitigate risk, as described in Note 20. An assessment of the principal risks facing the HFA including those that affect the operations, governance and internal control systems was also undertaken and considered, the details of which are included in Note 20. The Directors have a reasonable expectation, taking into account the HFA's current position,

and subject to the identified risks, that the HFA will continue in operation and meet its liabilities as they fall due over the two-year period of assessment.

## Corporate Governance Compliance Statement

The Directors are pleased to report that the HFA has chosen to comply with the 2014 UK Corporate Governance Code as issued by the Financial Reporting Council, The Irish Corporate Governance Annex, issued by the Irish Stock Exchange and the Code of Practice for the Governance of State Bodies, published by the Department of Public Expenditure and Reform, during the year ended 31 December 2018, except for the following matters:

### Current Board size and structure

Non-executive Directors are appointed by the Minister for Housing, Planning & Local Government for a period not to exceed five years. The Minister, after consultation with the Minister for Public Expenditure & Reform, may appoint a Chief Executive Officer. This appointment process also addresses the HFA's requirement for determination of how a Director is regarded as independent/non-independent.

There is currently one vacancy on the board with the cessation of Barry O' Leary's directorship on 25 August 2018.

The Government has brought in new arrangements for making appointments to State boards and bodies. In appointing the current Board of the HFA, the DHPLG asked persons interested to apply on their website for vacancies on the boards of bodies under their aegis. Ministers are not necessarily confined to those who make expressions of interest but will ensure all appointees have the relevant qualifications.

The Government also decided that those who are being proposed for appointment as Chairpersons of State boards are required to make themselves available to the appropriate Oireachtas Committee to discuss the approach they will take as Chairperson and their views about the future contribution of the body or board in question. Following that discussion, decisions are taken by the Minister or the Government, as appropriate, to confirm the nominee as chairperson. Professor Michelle Norris appeared before the Oireachtas Committee for the Environment, Transport, Culture and the Gaeltacht in 2012 for this purpose.

### Senior Independent non-executive Director

Consideration has been given to the matter of designating a recognised senior Board member other than the Chairperson to whom concerns can be conveyed and in view of the manner of appointment of Directors, the shareholding structure and existing Board procedures, in accordance with provision A.4.1 of the Code. It has been concluded that it is not appropriate in the circumstances to nominate a non-executive Board member as a Senior Independent non-executive Director. This will be kept under review.

### Procedures for election and re-election

Non-executive Directors are appointed by the Minister for Housing, Planning & Local Government and hold office for such term as the Minister specifies when making the appointment but not for a period exceeding five years, unless the Minister sees fit to reappoint a Director for a second term, and, as a result, provision B.2.1 of the Code is not applicable to the HFA Directors' appointment.

There is no policy for Board renewal.

### Director's Remuneration

There is no internally developed remuneration policy, as the Minister for Housing, Planning & Local Government determines the level of remuneration for non-executive Directors. The remuneration of the Chief Executive Officer is set in line with current guidelines for pay in the public service. Remuneration of non-executive Directors is not linked to performance and is disclosed above individually for all non-executive Directors as fees in Note 9 to the financial statements. Recommendations in relation to the Chief Executive Officer's remuneration are proposed by the Remuneration Committee for consideration of the Board.

### External Review of the evaluation of Board Performance

Provision B.6.2 of the UK Corporate Governance Code requires that the Board of FTSE 350 companies should be evaluated by an external facilitator at least every three years. The HFA does not consider this provision of the Code relevant to its present structure.

### Internal audit

Due to the size and nature of the HFA, the Internal Audit function is not free from operating responsibility.

However, the Directors are satisfied that a sufficient level of independence is afforded to the internal audit function to allow it to carry out its duties in an objective and sufficiently independent manner.

### Defined benefit scheme disclosure for Directors

The Directors have complied with the disclosure guidelines set out in the Code of Practice for the Governance of State Bodies, rather than following the UK Corporate Governance Code, in this respect, as they are considered to be more appropriate to the HFA.

On behalf of the Board,



**Professor Michelle Norris**  
Chairperson of the Board

28 March 2019



**Brian Fitzpatrick**  
Director

28 March 2019

The purpose of the Audit & Risk Committee, as per its terms of reference, is to assist the Board in its general oversight of the HFA's financial reporting, internal controls, risk management and audit functions. The responsibilities of the Audit & Risk Committee are discharged through its meetings and receipt of reports from Management, the Risk Management Committee (consisting of the Chief Executive Officer, Head of Treasury and Company Secretary), external consultants, and the external and internal auditors. The Audit & Risk Committee has an agenda, as per its terms of reference, for the year that includes:

- monitoring the financial reporting process, integrity of the financial statements and any formal announcements relating to the HFA's financial performance;
- monitoring the effectiveness of the HFA's risk management and internal control arrangements;
- reviewing significant financial reporting judgements;
- reviewing any proposed changes to corporate governance practices and endorse the same for adoption by the Board;
- monitoring the statutory audit of the annual Financial statements;
- reviewing the External Auditor's performance, objectivity, qualification and independence;
- making recommendations to the Board in relation to the appointment of the External Auditor, the approval of the Auditors' remuneration and terms of engagement;
- dealing with significant control issues raised by Internal or External Audit; and,
- reviewing the cost of funds and interest rates charged accordingly.

In line with Provision C.3.4 of the 2014 UK Corporate Governance Code, the Committee must formally advise the Board on whether the Annual Report and financial statements, taken as a whole, are fair, balanced and understandable and provides the information necessary for shareholders to assess the performance of the HFA, along with its business model and strategy.

Risk is overseen by the Risk Management Committee, consisting of the CEO, Head of Treasury and the Company Secretary, which reports to the Audit & Risk Committee and to the Board on a regular basis. An annual review of the Risk Management and Framework Policy was performed by the Board at its 28 March 2019 meeting.

## Scheduled Audit & Risk Committee meetings for the year ended 31 December 2018

<b>Members</b>	<b>Meetings held in 2018</b>	<b>Directors attendance</b>
Emma Cunningham	4	4
Brian Fitzpatrick	4	4
Dr Aideen Hayden	4	3
Lianne Patterson	4	3
Derek Rafferty	4	3
Jennifer Ward	4	3

The Chief Executive Officer, Head of Treasury, and the Company Secretary and representatives of the External Auditors attend upon invitation.

## Monitoring the integrity of the financial statements including significant judgements

### Financial Reporting

The Audit & Risk Committee receives and considers regular reports on financial performance from Management during the course of the year, as well as directing the work of and receiving reports from the Internal Auditor and discussing the audit strategy and focus of the External Auditor.

Taking into account the information from these activities and views from the meetings of the Board of Directors, the Committee determined the key risks of financial reporting related to the availability of funding and going concern and provisions for doubtful debts arising on post-1986 loans in the context of current market conditions.

These issues were discussed with Management during the year and with the External Auditor at the conclusion of the external audit of the financial statements. Management represented to the Audit & Risk Committee that the HFA's audited financial statements were prepared in accordance with generally accepted accounting principles applicable to the UK and Ireland. This review included a discussion with Management of the quality, not merely the acceptability, of the HFA's accounting principles, the reasonableness of significant estimates and judgements and the clarity of disclosure in the HFA's financial statements, including the disclosures related to critical accounting estimates.

### Availability of funding and going concern

These financial statements have been prepared on a going concern basis. The Guaranteed Note ("GN") Programme is guaranteed by the Minister for Finance and facilitates issuance out to a maximum maturity of thirty years from the date of issue. At end 2018 the average maturity of HFA debt was 3.4 years (2017: 2.9 years). This provides a stable funding base for the HFA's loan portfolio and significantly reduces short term liquidity risk for the HFA.

The liability maturity profile is expected to increase in 2019 as additional long-term fixed rate funding is accessed via the GN Programme with the NTMA and the bilateral agreements with the European Investment Bank and the Council of Europe Development Bank. In addition, the HFA will continue to have access to the NTMA and a Bank overdraft for short term liquidity needs, as required.

The Audit & Risk Committee is satisfied with the disclosures of the appropriateness of the going concern assumption and access to funding that are made in these financial statements.

### Misstatements

Management confirmed to the Audit & Risk Committee that it was not aware of any material or immaterial misstatements made intentionally to achieve a particular presentation.

### Interaction with Management

The Audit & Risk Committee, as part of the approval of the Financial Statements, obtains and reviews a paper prepared by Management which sets out the significant risks impacting the HFA, Management's detailed assessment of these risks and how they are mitigated. The Committee challenges the assumptions and judgements contained in these management reports prior to submitting the financial statements to the Board for approval. See pages 37 to 38 of the financial statements for further information relating to the Audit & Risk Committee's ongoing responsibilities in respect of the HFA's internal controls.

### Recommendation of approval of financial statements

As a result of these reviews and discussions with Management and Internal Audit, and the reports to the Audit & Risk Committee of the External Auditor, the Committee has reported to the Board that it considers the

financial statements, taken as a whole, to be fair, balanced and understandable and provides the information necessary for stakeholders to assess the HFA's performance, business model and strategy. The Audit & Risk Committee also recommended the inclusion of the audited financial statements in the HFA's Annual Report for the year ended 31 December 2018.

### External Audit

#### Audit Firm Tendering

The Committee acknowledges the provisions contained in the 2014 UK Corporate Governance Code in respect of audit tendering. As per the 2014 UK Corporate Governance Code, FTSE 350 companies are now required to put their external audit contract out to tender at least every 10 years. The Committee has considered the audit tendering provisions outlined in the 2014 UK Corporate Governance Code. Given the size of the HFA it is not obliged to tender. However, in 2018 the HFA continued its practice of tendering for the provision of external audit services, to cover the 2018-2020 external audit period and JPA Brenson Lawlor were the tender winners. The Board recommended the appointment of JPA Brenson Lawlor as independent External Auditor for a tenure of 3 years.

#### Ensuring the independence of our external auditor

The Audit & Risk Committee believes the issue of auditor independence is taken very seriously and is reviewed annually. The Audit & Risk Committee has discussed with JPA Brenson Lawlor and Management regarding the firm's independence and there were no issues to note.

In 2018, apart from audit work, there was no other non-audit services carried out by our independent external auditor. The Audit & Risk Committee via its terms of reference reviews non-audit work performed by the external auditor and confirms that there is no adverse effect on actual or perceived independence or objectivity of the audit work itself.

The Board of the HFA monitors the provision of non-audit services by the external auditor and the Audit Committee through the ongoing review of administration expenses. Given that there was no non-audit services provided during 2018, therefore there was no conflict with auditor independence.

## Fees for audit and non-audit services to the HFA's independent auditors JPA Brenson Lawlor

Year ended	31 December	31 December
	2018	2017
	€'000	€'000
Audit of financial statements	34	34
Tax advisory services	-	-
Other services	-	6
<b>Total Auditors remuneration</b>	<b>34</b>	<b>40</b>

### Liaising with external auditors

The Audit & Risk Committee provides a link between the Board and the External Auditor and is independent of the HFA's Management. JPA Brenson Lawlor, the HFA's statutory auditor, is responsible for performing an independent audit of the HFA's financial statements in accordance with international Standards on Auditing (Ireland). The Audit & Risk Committee has ultimate authority and responsibility for selecting, compensating, evaluating, and, when appropriate, replacing the HFA's independent audit firm. In accordance with Section 383(2) of the Companies Act 2014, the Auditor, JPA Brenson Lawlor, Chartered Accountants, will continue in office.

The Audit & Risk Committee pre-approves all services to be provided by the external auditors. Pre-approval includes audit services, audit-related services, taxation advice, and other services.

The Audit & Risk Committee also has the authority to engage its own outside advisors, including experts in particular areas of accounting, as it determines appropriate, apart from counsel or advisors hired by Management.

### Assessment of external audit process

The performance of the External Auditor is reviewed annually by the Committee at the end of the annual audit cycle. The review encompasses taking into account feedback from Management and staff of the HFA involved in the audit process together with a review of the level of service provided by JPA Brenson Lawlor to the HFA. Based on its consideration of the feedback, together with its own on-going assessment, for example through the quality of

the external auditors' reports to, and the audit partner's interaction with the Committee, the Audit & Risk Committee is satisfied that JPA Brenson Lawlor continues to provide an effective audit service.

### Risk Management

As prescribed by the revised Code of Practice for the Governance of State Bodies, a risk management policy framework, overseen by the Audit & Risk Committee, was adopted by the Board, and a formal Risk Management Committee, consisting of Senior Management, has been operational since 2009. The Chief Executive Officer, Head of Treasury and Company Secretary collegially manages the risk of the HFA, in place of a Chief Risk Officer, as permitted under the Code of Practice. The Risk Management Framework and Policy is regularly reviewed by the Committee. The monitoring of risk remains a standing item at Board meetings. The HFA is a financial business and the key risks associated with the business are therefore essentially financial (i.e. credit, market and liquidity risks) and also treasury-related risk. These risks are outlined in more detail in Note 20 of our financial statements.

The HFA has developed a risk management process which includes constant reviews of its loans and advances portfolio and an on-going review of treasury related risk, which allows it to manage these risks. The Board of the HFA adopted a Credit Policy regarding lending to AHBs in 2013 which is regularly updated, most recently in September 2018.

Residual risk is associated principally with fixed rate borrowings. This is dealt with by a reserves and margin policy as detailed in the HFA's Policies and Procedures Manual and also within the Risk Register of the Risk Management Framework and Policy. In the context of the HFA's Balance Sheet, interest rate risk arises where a move in interest rates gives rise to a change in the cost of existing funding, which is not offset by a corresponding change in the income earned from existing loans, leading to a positive or negative impact on current and future profitability. To measure this risk, HFA Management developed a new Interest Rate Risk (IRR) model which will calculate the outstanding IRR exposure on an annual basis (the annual gap) for all fixed rate liabilities and assets, up

until their re-pricing date. The IRR model has been reviewed and reported on by the HFA external auditors.

The HFA carries out a comprehensive annual review of risks which is approved by the Board and forms part of the HFA's interest rate and reserves policy for subsequent years. The Board is informed on a quarterly basis of developments and corrective action, if required, is taken.

#### The Audit & Risk Committee assesses material risks namely:

- funding, liquidity and going concern risks;
- credit risk associated with post 1986 local authority lending;
- credit risk associated with Approved Housing Body (AHB) lending;
- credit risk associated with pre 1986 local authority lending; and,
- funding risks in relation to the defined benefit pension scheme.

#### Pre 27 May 1986 Loans

With regard to the HFA's lending to local authorities, the HFA is liable for any credit losses that may arise on pre-May 1986 mortgages which are secured by the underlying mortgage property and mortgage protection insurance. Of the €9.2 million of pre-May 1986 loans outstanding at 31 December 2018 (2017: €10.1 million), only €6.1 million (2017: €6.9 million) of these are still due to the local authorities from the underlying borrowers and there is a total impairment provision of €2.7 million.

The gap of €3.1 million (2017: €3.2 million) has arisen as the local authorities are not required to remit in full to the HFA monies received in relation to redemptions and repayments as allowed under the terms of the loan facility. The Board is of the opinion that, similar to post 1986 loans, in substance, no credit risk arises, other than sovereign risk, for this funding mismatch. The local authorities hold collateral against the remaining €6.1 million of loans advanced pre-27 May 1986, in the form of mortgage interests over property. Only in the event of that collateral not being sufficient to discharge the debt is the HFA liable for any impairment losses which may arise.

Individual borrowers are required to hold Mortgage Protection Insurance ('MPI') on their property. MPI covers

the borrower in the event of death or disability on the loan amount outstanding, excluding arrears.

#### Post 27 May 1986 Local Authority Loans

The legal relationship of post May 1986 loan advances is with local authorities and is not dependent on changes in house prices or other economic variations. In the context of:

- (a) local authorities being statutory bodies under the Local Government Act, 2001 and other enactments;
- (b) their revenues or funds being security for the due payment to the HFA of all amounts due by local authorities (as set out in the agreement between each local authority and the HFA);
- (c) all loans advanced to local authorities are approved by the Minister for Housing, Planning, Community & Local Government;
- (d) the Board's understanding that central Government supports local authorities in meeting their obligations to the HFA; and,
- (e) the HFA has not experienced any loan losses on its loans advanced to local authorities after 1986;

the Board is of the opinion that, in substance, no credit risk arises, other than sovereign risk, on loans advanced to local authorities on or after 27 May 1986 and no loan loss provisions are recorded in respect of these loans. The Audit & Risk Committee is satisfied with the use of this assumption in the preparation of these financial statements and with the disclosure of these circumstances. At 31 December 2018, following the renegotiation of the terms of certain loans, all local authorities were up to date with their scheduled repayments on this portfolio (see Note 20(a)). The HFA has not experienced any losses on its post May 1986 loans advanced to local authorities.

#### Loans to Approved Housing Bodies

Up until 2011, the Government grant-funded AHBs, through local authorities, for social housing. There was a rationale for the introduction of loan finance to replace grants, and for lending directly to AHBs to enable the timely completion of social housing projects. The HFA was given a central role in the provision of loan funding for the sector, in the absence of competitive rates and tenors, at the time, in the market.

The HFA established a process for the assessment of AHBs for 'Certified Body' status, i.e. deemed suitable for the provision of loan finance. The assessment process for AHBs is in two parts. The first is a market standard corporate review which uses a scoring matrix to assess current performance, corporate governance, and development and financial plans. The application is then brought before the HFA's Credit Committee for consideration. Following this, applicants are then awarded Certified Body status and can apply for funding on a case-by-case basis. Project applications are supported by the State funded Capital Advance Leasing Facility (CALF) and a Payment and Availability Agreement (PAA).

In December 2015 the HFA launched a new lending initiative specifically targeted at Tier 2 AHBs which are not currently Certified Bodies. This product targets AHBs with lending requirements from a minimum of €250,000 up to €1,500,000 and is specifically tailored towards property acquisitions. The lending is offered on a variable interest rate basis over 30 years or with any of the fixed rates available (reverting to variable thereafter). Tier 2 AHBs who apply for the new product will not have to undergo a full HFA credit review process.

From a relatively slow start there has been a significant growth in AHB activity which has continued during 2018 and into 2019, strongly supported by the HFA's increasing range of variable and fixed rate offerings including Acquisition, New Build and Mortgage-to-Rent products. In particular the European Investment Bank ("EIB") and Council of Europe Development Bank ("CEB") financing has facilitated the introduction of 25-year fixed rate funding at a current rate of 2.75%, which has significantly de-risked the interest rate environment for AHBs borrowing from the HFA. The EIB and CEB have indicated that additional financing will be made available on the same terms if required. The HFA remains confident that it can play a central role in ensuring that any development plans can be supported with competitive and flexible financing which will meet the needs of the AHB sector.

## Treasury

The HFA raises funding, with the support of a Guarantee from the Minister of Finance, largely through the NTMA, local authorities and international agencies such as the European Investment Bank and the Council of Europe Development Bank. Marginal funding is raised via the NTMA using the Guaranteed Note Programme under an agreed pricing arrangement as approved by the Board.

## Review of internal controls

The Directors have responsibility for maintaining a system of internal control which provides reasonable assurance of effective and efficient operations, internal financial control and compliance with laws and regulations. In this context the Audit & Risk Committee has regard to what, in its judgement, is appropriate to the HFA's business, to the materiality of the financial and operational risks inherent in the business and to the relative costs and benefits of implementing specific controls. The HFA has a policy outlined in its Policies and Procedures Manual whereby employees can raise concerns, in confidence, about possible irregularities in financial reporting or other matters.

The Board has devolved the task of reviewing risks, in detail, to the Committee, and this is a standing agenda item for meetings of the Audit & Risk Committee. The Audit & Risk Committee subsequently reports and makes recommendations to the Board on its findings, with the Board tasked with overseeing risk and considering recommendations from the Committee. At most of the meetings of the Audit & Risk Committee a review is undertaken of one area of risk as detailed in Section A4 of the HFA's Risk Register, contained within its Risk Management Framework and Policy.

The HFA's system of internal control is designed to provide reasonable, but not absolute, assurance against the risk of material errors, fraud or losses occurring. It is possible that internal controls can be circumvented or overridden. Further, due to changes in conditions, the effectiveness of an internal control system may vary over time and the management of the HFA endeavours to amend internal control systems in line with changes in the underlying business in a timely manner.

The Internal Auditor identifies and evaluates the HFA's internal control systems as a basis for reporting upon its adequacy and effectiveness. An approved plan is agreed with the Audit & Risk Committee and the Internal Auditor plans, performs and evaluates their work based around this schedule. If significant weaknesses are found with internal controls within any sample tested, then the Internal Auditor reverts to carrying out substantive tests on the areas where the controls were found to be ineffective/defective. The Audit & Risk Committee reviews the reports carried out by the Internal Auditor on a twice-yearly basis and the Internal Auditor also holds a yearly private meeting with the Committee, without Management present, where any

issues can be raised by either the Internal Auditor or the Committee.

The Directors have established an organisational structure with defined responsibility for internal control for each element of the HFA's business and this, together with the associated responsibility for reviewing periodically the effectiveness of such internal control, is formally reported upon by the Chief Executive Officer once a year and is subject to testing by Internal Audit throughout the year with reports issued to the Audit & Risk Committee twice a year.

The key elements of the system of internal control are as follows:

- (a) a clearly defined organisational structure with appropriate segregation of duties and limits of authority;
- (b) internal financial controls documented in a Policies and Procedures Manual which is reviewed semi-annually, and any subsequent changes approved by the Board;
- (c) clearly defined limits and procedures for financial expenditure including procurement and capital expenditure;
- (d) annual budgets (and means of comparing actual results with budgets during the year) and long-term plans for the HFA identifying key risks and opportunities;
- (e) monthly management accounts prepared and presented to the Board;
- (f) an Internal Auditor reviewing key financial systems and controls;
- (g) an Audit & Risk Committee dealing with any significant control issues raised by Internal or External Audit; and,
- (h) the preparation and issue of financial reports, including the Annual Report, managed by the Finance Section with oversight from the Audit & Risk Committee. The financial reporting process is controlled using documented accounting policies. Whilst the Directors have the responsibility for the preparation of the financial statements, the Directors are supported by Senior Management and professional advisors, such as an actuary, who have responsibility and accountability to provide information in keeping with agreed policies,

including the completion and reconciliations of financial information to processing systems. Its quality is underpinned by arrangements for segregation of duties to facilitate independent checks on the integrity of the financial reports. The financial information for each year is subject to review by Senior Management prior to being submitted to the Audit & Risk Committee. The Annual Report is also reviewed by the Audit & Risk Committee in advance of being presented to the Board for its approval.

The Audit & Risk Committee has reviewed and discussed with Management its assessment and report on the effectiveness of the HFA's internal control over financial reporting as of 31 December 2018.

### Discussions with the Auditor

The Audit & Risk Committee has received and discussed a report from the External Auditor on the findings from the external audit engagement, including those relating to the risks noted above. The External Auditor reported to the Audit & Risk Committee the misstatements that they had found in the course of their work and no material amounts remain unadjusted.

### Committee Effectiveness

The effectiveness of the Committee is reviewed on an annual basis by both the Board and the Committee itself. Following such reviews, the Committee is satisfied to advise that it is considered to have discharged its duties, as per its terms of reference, in an effective and efficient manner.

### Conclusion

After reviewing the presentations and reports from Management and Internal Audit and taking into account views expressed by the External Auditor, the Audit & Risk Committee is satisfied that the financial statements appropriately address the critical judgements and key estimates, both in respect to the amounts reported and the disclosures. The Audit & Risk Committee is also satisfied that it has sufficiently scrutinised and challenged the significant assumptions used for determining the value of assets and liabilities.

# INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF HOUSING FINANCE AGENCY PLC.

## Opinion

We have audited the financial statements of Housing Finance Agency plc ('the HFA') for the year ended 31 December 2018 as set out on pages 42 to 78, which comprise the Income Statement, the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows, and the related notes. The relevant financial reporting framework that has been applied in their preparation\_ is the Companies Act 2014 and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland.

In our opinion the financial statements :

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its gain 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; and
- have been prepared in accordance with the requirements of the Companies Act 2014.

## 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 company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), 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.

## Our assessment of risks of material misstatement

The risks of material misstatement detailed in this section of the report are those risks that we have deemed, in our professional judgement, to have had the greatest effect on: the overall audit strategy; the allocation of resources in our audit; and directing the efforts of the engagement team. Our audit procedures relating to these risks were designed in the context of our audit of the financial statements as a whole. Our opinion on the financial statements is not modified with respect to any of these risks, and we do not express an opinion on these individual risks.

In arriving at our audit opinion above on the financial statements, the risks that had the greatest effect on the audit were as follows:

### Existence and recoverability of loans

There is a risk that loans on the HFA 's loan book do not exist, or that funds have been disbursed to bodies other than the Local Authorities or Approved Housing Bodies. There is also a risk that loans may not be recoverable and that credit risk arises on the Agency's loan book, particularly post May 1986 loans which account for the substantial portion of the Agency's loan book.

We selected a sample of loans outstanding at the statement of financial position date, including loans that were advanced during the year. We inspected the documentation to support each of these loans, and we performed recalculations of the amounts outstanding on each of the loans at the statement of financial position date, referring to key inputs such as interest rates and repayment history. In all cases we discussed the status of each loan with Management. In relation to recoverability we considered the disclosures made in the Audit Committee Report in relation to the recoverability of post May 1986 loans in particular. We are satisfied that management's assessment that there is no credit risk on post May 1986 loans is appropriate.

### Conclusions relating to going concern

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

- the Directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the Directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company'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.

### Other information

The Directors 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 statement 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 prescribed by the Companies Act 2014

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

- the information given in the Directors' Report is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

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 company were sufficient to permit the financial statements to be readily and properly audited, and the 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 company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' Report.

We have nothing to report in respect of our obligation under the Companies Act 2014 to report to you if, in our opinion, the disclosures of Director's remuneration and transactions specified by sections 305 to 312 of the Act are not made.

### Responsibilities of Directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement, set out in page 26 the Directors 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 the Directors 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 Directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

### **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 the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: [http://www.iaasa.ie/Publications/Auditing-standards/International-Standards-on-Auditing-for-use-inIre/International-Standards-on-Auditing-\(Ireland\)/ISA-700-\(Ireland\)](http://www.iaasa.ie/Publications/Auditing-standards/International-Standards-on-Auditing-for-use-inIre/International-Standards-on-Auditing-(Ireland)/ISA-700-(Ireland)). This description forms part of our auditor's report.

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

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



**Ian Lawlor**

**For and on behalf of  
JPA Brenson Lawlor  
Chartered Accountants, Statutory Audit Firm**

Argyle Square  
Morehampton Road  
Donnybrook  
Dublin 4  
Ireland

*28 March 2019*

# INCOME STATEMENT

	Note	31 December 2018 €'000	31 December 2017 €'000
Interest income	6	54,032	53,527
Interest expense	7	(24,154)	(30,064)
<b>Net Interest Income</b>		<b>29,878</b>	23,463
Administration expenditure	8	(1,689)	(1,316)
Operating lease	8	(197)	(197)
Depreciation on tangible assets	8,12	(120)	(115)
<b>Gain on ordinary activities before finance income/expense</b>		<b>27,872</b>	21,835
Finance income	10	-	6
Finance expense	10	(2)	(4)
<b>Gain on ordinary activities after finance income</b>		<b>27,870</b>	21,837

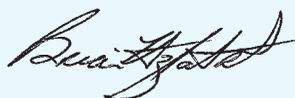
The accompanying notes on pages 47-78 form an integral part of the financial statements.

On behalf of the Board,



**Professor Michelle Norris**  
Chairperson of the Board

28 March 2019



**Brian Fitzpatrick**  
Director

28 March 2019

# STATEMENT OF COMPREHENSIVE INCOME

	<i>Note</i>	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
<b>Gain on ordinary activities after finance income</b>		<b>27,870</b>	21,837
Actuarial gain	19	<b>125</b>	135
<b>Total comprehensive income for the financial year</b>		<b>27,995</b>	21,972

## STATEMENT OF FINANCIAL POSITION

	Note	31 December 2018 €'000	31 December 2017 €'000
<b>Assets</b>			
Cash and cash equivalents	11	589	352
Property, plant and equipment	12	86	146
Loans and advances to local authorities and approved housing bodies	13	3,986,188	3,784,860
Other debtors and receivables	14	3,809	3,990
<b>Total assets</b>	2	<b>3,990,672</b>	3,789,348
<b>Liabilities</b>			
Bank overdraft	11	-	-
Debt securities in issue	15,16,17	3,442,899	3,399,136
Bank loans	18	347,342	217,773
Pension scheme deficit	19	83	168
Other payables		339	257
<b>Total liabilities</b>		<b>3,790,663</b>	3,617,334
<b>Equity</b>			
Called up share capital	22	39	39
Retained surplus	23	199,970	171,975
<b>Total equity</b>		<b>200,009</b>	172,014
<b>Total liabilities and equity</b>		<b>3,990,672</b>	3,789,348

The accompanying notes on pages 47-78 form an integral part of the financial statements.

On behalf of the Board,



**Professor Michelle Norris**  
Chairperson of the Board

28 March 2019



**Brian Fitzpatrick**  
Director

28 March 2019

# STATEMENT OF CHANGES IN EQUITY

	Share Capital € '000	Retained Earnings € '000	Total € '000
Balance as at 1 January 2018 as previously reported	39	171,975	172,014
Profit for the year	-	27,870	27,870
Actuarial gain on defined benefit pension schemes	-	125	125
<b>Balance as at 31 December 2018</b>	<b>39</b>	<b>199,970</b>	<b>200,009</b>

## STATEMENT OF CASH FLOWS

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
<b>Cash flow from operating activities</b>		
Profit for the financial year	<b>27,870</b>	21,837
<i>Adjustments for:</i>		
Amortisation of premium discount on liabilities	<b>67</b>	360
Depreciation	<b>120</b>	115
Pension actuarial costs	<b>125</b>	135
Impairment charges	<b>-</b>	250
Net (increase)/decrease in loans and advances to local authorities and approved housing bodies	<b>(201,144)</b>	(32,461)
Net (increase)/decrease in other creditors	<b>(2)</b>	(131)
Net (increase)/decrease in debtors	<b>(4)</b>	22
<b>Net cash generated from operating activities</b>	<b>(172,968)</b>	(9,873)
<b>Cash flows from investing activities</b>		
Purchases of property, plant and equipment	<b>(60)</b>	(25)
<b>Net cash used in investing activities</b>	<b>(60)</b>	(25)
<b>Cash flows from financing activities</b>		
Repayment of borrowings	<b>173,266</b>	4,496
<b>Net cash used in financing activities</b>	<b>173,266</b>	4,496
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>237</b>	(5,401)
Cash and cash equivalents at the beginning of the year	<b>352</b>	5,753
<b>Cash and cash equivalents at the end of the year</b>	<b>589</b>	352

## 1 Statutory Information

The Housing Finance Agency is a public limited company domiciled in Ireland, registration number 87513. The registered office is located at 46, St Stephen's Green, Dublin 2.

## 2. Compliance with Accounting Standards

The financial statements have been prepared in accordance with FRS102, the Financial Reporting Standard applicable in the UK and Ireland, issued by the Financial Reporting Council. There were no material departures from that Standard.

## 3. Accounting Policies

### Basis of preparation

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

The financial statements have been prepared under the historic cost convention as modified by the revaluation of certain fixed assets.

The financial statements comply with generally accepted accounting practice in Ireland, which includes compliance with Irish law and FRS 102, the Financial Reporting Standard applicable in the UK and Ireland, issued by the Financial Reporting Council, as promulgated by Chartered Accountants Ireland. The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

Due to the nature of the HFA's business and the type of transactions it is engaged in, the Directors have adapted the Income Statement to suit the circumstances of the business in accordance with Section 3, Part II of the Companies Act 2014. The Directors have chosen to present their financial statements in a format which is used by similar financial institutions.

### Access to Funding and Going Concern

The financial statements have been prepared on the going concern basis. In making its assessment of the HFA's ability to continue as a going concern the Board of Directors has taken into consideration the significant risks and uncertainties that may impact the HFA, in particular with regard to difficulties which may arise in relation to access to funding.

The vast majority of the HFA's loans have a variable rate structure, and the funding acquired to provide these loans is similarly structured. The HFA's main funder is the National Treasury Management Agency (NTMA) through the HFA's Guaranteed Notes (GN) programme. The GN programme is guaranteed by the Minister for Finance and facilitates issuance out to a maximum maturity of thirty years from the date of issue.

In January 2016 a new pricing arrangement with the NTMA was introduced whereby the interest rate for new issues (fixed or floating) is priced off the Irish Government bond yield curve for the respective maturity plus a margin agreed between both parties. At end 2018 the average maturity of HFA debt was 3.4 years (2017: 2.9 years). The NTMA had purchased €1.56bn in GNs at 31 December 2018 (2017: €1.74bn).

The Directors are satisfied that there is a sufficient range of funding options available, to allow the HFA to continue to provide ongoing financing to its customers and to continue its operations into the foreseeable future. The Directors are also assured that, given the average life of the HFA's borrowing is significantly longer than 18 months from the date of approval of these financial statements, it continues to be appropriate to prepare the financial statements on a going concern basis and that the HFA will continue in business for the foreseeable future.

### 3. Accounting Policies (continued)

#### Functional and presentation currency

These financial statements are presented in euro, which is the HFA's functional currency. Financial information presented in euro has been rounded to the nearest thousand except where indicated.

#### Use of estimates and judgements

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

Estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

The judgements that have a significant effect on the financial statements and those with a risk of material adjustment in the next year are in the areas of impairment losses that may arise on loans and advances issued before 1986 and on loans to approved housing bodies.

#### Impairment loss on loans and advances

The HFA currently lends to local authorities, approved housing bodies and the Local Government Management Agency (LGMA) and has approval to lend to Higher Education Institutions and the Housing Agency. These borrowers have different credit risk profiles. A more detailed explanation regarding this can be found in Note 20 (a).

The most significant judgement on which the financial statements have been prepared relates to the Directors' view of the credit risk of loans issued post 1986. In the context of (a) local authorities being statutory bodies under the Local Government Act, 2001 and other enactments; (b) their revenues or funds being security for the due payment to the HFA of all amounts due by local authorities (as set out in the agreement between each local authority and the HFA); (c) all loans advanced to local authorities are approved by the Minister for Housing, Planning & Local Government; (d) the Board's understanding that central Government supports local authorities in meeting their obligations to the HFA; and, (e) the HFA has not experienced any loan losses on its loans advanced to local authorities after 1986, the Board is of the opinion that, in substance, no credit risk arises, other than sovereign risk, on loans advanced to local authorities on or after 27 May 1986 and no loan loss provisions are recorded in respect of these loans.

Other areas of estimates which have a less significant impact on the HFA's financial reporting include impairment losses that may arise on loans issued before May 1986 and loans to AHBs. The HFA is liable for any credit losses that may arise on the €6.1 million (2017: €6.9 million) still due to the local authorities from the underlying borrowers on pre-May 1986 mortgages which are secured by the underlying mortgage property. A collective provision of €2.71 million has been recognised in respect of these accounts. Refer to Note 13 for further details. Direct lending to AHBs commenced in 2012 with the total balances as at 31 December 2018 of €629.9 million (2017: €356.51 million). No loans losses were incurred on loans to AHBs and therefore no loan loss allowances were made.

#### Employee benefits

The HFA operates a defined benefit pension scheme covering all employees that commenced employment prior to 2013. Four employees, recruited since 1 January 2013, are included in the Single Public Service Pension Scheme in line with government policy. The market value of the assets and actuarial value of the liabilities of the HFA's pension scheme are evaluated annually. This involves Management, with the advice of an external actuary, making assumptions regarding the future as to price inflation, salary and pension increases, return on investments and employee mortality. There are acceptable ranges in which these estimates validly fall. The impact on the results for the period and financial position could be materially different if alternative assumptions were used. Further details are disclosed in Note 19 to the financial statements.

### 3. Accounting Policies (continued)

The HFA's net deficit or surplus in respect of its defined benefit plan represents the shortfall or surplus, respectively, for the fair value of the plan assets over the present value of the future benefits owed to employees in return for their service in the current and prior periods. The discount rate used is the market yield on high quality corporate bonds at the year-end date that have maturity dates approximating to the terms of the HFA's obligations. The calculation is performed by a qualified independent actuary using the projected unit cost method. Actuarial gains and losses are taken directly to other comprehensive income in the year in which they are incurred. The impact on the Income Statement includes current service cost, past service cost, the interest cost of the plan liabilities and the expected return on plan assets.

#### Financial assets and liabilities

##### Recognition

The HFA initially recognises, at fair value, loans and advances, deposits and debt securities issued on the date that they are originated.

##### Derecognition

The HFA derecognises a financial asset when the contractual rights to the cash flows from the asset expire or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the HFA is recognised as a separate asset or liability.

The HFA derecognises a financial liability when its contractual obligations are discharged, cancelled or expire. The HFA may enter into transactions whereby it transfers assets recognised on its Statement of Financial Position but retains both all risks and rewards of the transferred assets or a portion of them. If all or substantially all risks and rewards are retained, then the transferred assets are not derecognised from the Statement of Financial Position.

#### Financial Instruments

In previous financial years, the HFA opted-in to the requirements of FRS 26 'Financial Instruments: Recognition and Measurement'. FRS 26 implements the recognition, measurement and hedge accounting requirements of the International Standard IAS 39 'Financial Instruments: Recognition and Measurement'. IAS 39 requires Financial Assets to be classified into one of four categories. The HFA classified its loans to Local Authorities and approved housing bodies under the category of 'Loans and Receivables' in accordance with IAS 39. Therefore, the HFA's loans were initially recognised at fair value of the consideration paid and were subsequently measured at amortised cost less provision for impairment. The related income on loans and receivables was recognised on an effective interest rate basis. The HFA has considered the requirements of Sections 11 and 12 of FRS 102 in deciding on the accounting treatment for its loans to Local Authorities and approved housing bodies.

#### Pre May 1986 Loans

The HFA is liable for any credit losses that arise on pre-May 1986 mortgages which are secured by the underlying mortgage property. The HFA considers that these loans fall under the category of asset-backed securities in accordance with Paragraph 11.6 of FRS 102, and therefore they fall under the scope of section 12 which deals with complex financial instruments.

#### Post May 1986 Loans

The HFA notes the definitions included in paragraphs 11.8 and 11.9 of FRS 102 and considers that its post May 1986 loans to local authorities constitute debt instruments in which the contractual return to the Agency is a fixed amount and a positive fixed rate or a positive variable rate, and therefore meet the definition of basic financial instruments.

### 3. Accounting Policies (continued)

#### Loans to Approved Housing Bodies

The HFA commenced lending to approved housing bodies in 2012. The HFA considers that the loans advanced to AHBs meet the definition of complex financial instruments on the basis that the loans are secured by way of charges over the underlying properties.

#### Consideration of accounting treatment

Section 11 of FRS 102 requires that Basic Financial Instruments be measured initially at the transaction price, and subsequently at amortised cost using the effective interest method. This method of accounting represents no difference from what the HFA previously applied and therefore would not give rise to any transition adjustments. Section 11 applies to the most significant part of the Agency's loan books, dealing with the loans advanced to local authorities post May 1986. Section 12 of FRS 102 requires that complex financial instruments be initially recognised at fair value, and subsequently should also be measured at fair value at the end of each reporting period. As noted above the loans that would fall into this category comprise the HFA's loans advanced to local authorities prior to May 1986, and its loans to approved housing bodies. These loans collectively account for 16% of the HFA's total loan book.

The HFA considers that the nature of its business means that it meets the requirements to be classified as a Public Benefit Entity in accordance with FRS 100. In accordance with paragraph 11.1A of FRS 102, a Public Benefit Entity that makes or receives public benefit entity concessionary loans may refer to the paragraphs of Section 34 of the standard for the accounting requirements for these loans. In so far as it applies to the HFA, the standard defines such a loan as one that is below the prevailing market rate of interest, is not payable on demand, and is for the purpose of furthering the objectives of the Public Benefit Entity. Section 34 of the standard allows the user to apply the recognition, measurement and disclosure requirements of Section 11 or Section 12. The HFA has therefore opted to apply the provisions of Section 34 and continue to account for its loans at fair value on initial measurement, and at amortised cost using the effective interest rate method. This applies the principles of Section 11 of the Standard covering Basic Financial Instruments.

In relation to all other Financial Instruments, the HFA is satisfied that these meet the definition of Basic Financial Instruments and therefore should continue to be accounted for in the same manner as in previous years. This does not give rise to any transition adjustments.

#### Offsetting

Financial assets and liabilities are set off and the net amount presented in the Statement of Financial Position only when the HFA has a legal right to set off the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously. Income and expenses are presented on a net basis when the HFA has the intent and ability to set off the amounts.

#### Amortised cost measurement

The amortised cost of a financial asset or liability is the amount at which the financial asset or liability is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortisation using the effective interest rate method of any difference between the initial amount recognised and the maturity amount, minus any reduction for impairment.

#### Fair value measurement

The determination of fair values of financial assets and financial liabilities is based on quoted market prices or dealer price quotations for financial instruments traded in active markets. Quoted market value for assets is based on bid prices, where available. For all other financial instruments fair value is determined by using valuation techniques. For securities where market quotes are not available, the HFA uses estimation techniques to determine fair value.

### 3. Accounting Policies (continued)

Estimation techniques used include discounted cash flows, internal models that utilise observable market data or comparisons with other securities that are substantially the same.

#### Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and that the HFA does not intend to sell immediately or in the near term.

Loans and receivables are initially measured at fair value of the consideration paid and are subsequently held at amortised cost less provision for impairment. Income on loans and receivables is recognised on an effective interest rate basis.

#### Identification and measurement of impairment

At each year-end date the HFA assesses whether there is objective evidence that financial assets not carried at fair value through profit or loss are impaired. Financial assets are impaired when objective evidence demonstrates that a loss event has occurred after the initial recognition of the asset, and that the loss event has an impact on the future cash flows of the asset that can be estimated reliably.

The HFA considers evidence of impairment at both a specific asset and collective level. All individually significant financial assets are assessed for specific impairment. All significant assets found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet reported. Assets that are not individually significant are then collectively assessed for impairment by grouping together financial assets (carried at amortised cost) with similar risk characteristics. Impairment losses on assets carried at amortised cost are measured as the difference between the carrying amount of the financial assets and the present value of estimated cash flows discounted at the assets' original effective interest rate. Losses are recognised in the Income Statement and reflected in an allowance account against loans and advances.

All loans that are assessed for renegotiation are tested for impairment and where a loan is deemed to be impaired, an appropriate provision is raised to cover the difference between the loan's carrying value and the present value of estimated future cash flows discounted at the loan's original effective interest rate. Where the terms on a renegotiated loan which has been subject to an impairment provision differ substantially from the original loan terms either in a quantitative or qualitative analysis, the original loan is derecognised, and a new loan is recognised at fair value.

Any difference between the carrying amount of the loan and the fair value of the new renegotiated loan terms is recognised in the income statement.

Interest on the impaired asset continues to be recognised and a write-off is made when all or part of a loan is deemed uncollectible or forgiven. Write-offs are charged against previously established provisions for impairment or directly to the Income Statement

#### Cash and cash equivalents

Cash and cash equivalents consist of cash at bank and on hand, and short-term investments which are readily convertible to a known amount of cash and subject to an insignificant risk of change in value. Income from such investments is recognised on an effective interest rate basis over the period to maturity.

### 3. Accounting Policies (continued)

#### Property, plant and equipment

Depreciation has been computed to write off the cost of tangible fixed assets over their expected useful lives using the following rates:

Computer equipment	Straight line over 3 years
Other equipment	Straight line over 5 years

Estimates of expected useful life are reviewed at the end of each accounting period. Where necessary a provision is also made for any impairment of tangible fixed assets. The carrying amount of the tangible fixed assets is reviewed at each reporting date to determine whether there is any indication of impairment. If such an indication exists then the asset is tested for impairment by comparing the carrying amount to the recoverable amount, which is the higher of the amount that can be obtained from selling the asset less costs or its value in use. Impairment losses are recognised in Other Comprehensive Income.

#### Interest receivable and payable

Interest receivable and payable on financial instruments classified as loans and advances and financial liabilities at amortised cost, is recognised on an effective interest rate basis. This calculation takes into account interest and commissions, paid or received, that are integral to the yield as well as incremental transaction costs or, where appropriate, a shorter period to the net carrying amount of the financial asset or financial liability at initial recognition.

The effective interest rate is the rate that discounts the expected future cash flows over the expected life of the financial instrument.

#### Foreign currencies

Transactions denominated in currencies other than euro are recorded at the rates ruling at the date of those transactions. Monetary assets and liabilities in foreign currencies are translated at the rates ruling at the year-end date. The exchange differences are dealt with in the Income Statement.

#### Segment reporting

The HFA has only one type of operation carried out in only one country. Management reviews the operations of HFA as a whole and does not distinguish operating segments. As a result, operations are reported in these financial statements as a single segment.

#### Operating lease

Operating lease costs are disclosed separately in the Income Statement on an accruals basis over the period of the lease using the straight-line method. Operating lease incentives are recognised in the statement of financial position and released on a straight-line basis over the period to the first review to market rate contained within the lease.

Inflationary increases in lease rentals are expensed as incurred.

#### Finance income

Finance income comprises interest income on funds invested. Interest income is recognised as it accrues using the effective interest rate method.

#### 4. Status of the HFA and related party transactions

Housing Finance Agency plc. is a public company limited by shares promoted by the Minister for Housing, Planning & Local Government under the terms of the Housing Finance Agency Act, 1981. The issued share capital is beneficially owned by the Minister for Public Expenditure and Reform. The HFA was formed as a private limited company on 8 February 1982 and on 13 January 1983 became a public limited company.

In the normal course of business, the HFA is funded by the NTMA and local authorities, which are also Government bodies and are as such considered to be related parties. Details of amounts outstanding under the Guaranteed Note programme which are provided by the NTMA and local authorities, at 31 December 2018, can be found in Note 16. The interest expense relating to these facilities for the financial year was €14.87 million (2017: €15.22 million) for the NTMA, and €5.14 million (2017: €4.39 million) for local authorities.

In the normal course of business, the HFA loans funds to local authorities which are Government bodies and are, in this respect, also considered to be related parties. Interest earned on these advances is detailed in Note 6 to the financial statements.

The management/administration of the HFA's pension scheme (see Note 19) is performed by Irish Life Corporate Business, effective from 1 January 2012.

In the normal course of business, the HFA deposits funds from short term surpluses that arise with Allied Irish Bank plc. (who are currently owned by the State), or the NTMA, on either of the HFA's treasury related or expense accounts. Interest earned on these deposits during 2018 was €Nil (2017: €Nil) and amounts on deposit as at 31 December 2018 were €0.59 million (2017: €0.35 million).

##### Transactions with key Management personnel

Key Management personnel include those personnel that have authority or responsibility for controlling the activities of the HFA, and include the Board of Directors and the Chief Executive Officer, Head of Treasury and Head of Finance. In addition to their salaries, the HFA also contributes to a post-employment defined benefit plan on behalf of key Management personnel. Total key Management personnel compensation comprised:

	<b>31 December 2018</b>	31 December 2017
	<b>€'000</b>	€'000
Salaries *	<b>304</b>	282
Directors' fees	<b>54</b>	47
Pension contributions	<b>98</b>	89
	<b>456</b>	418

*\*Salaries include Executive Director/Chief Executive Officer's remuneration which is detailed in Note 9, in addition to other salaried key senior Management personnel. One key Management employee is in the Single Public Service Pension Scheme.*

#### 5. Taxation status of the HFA

Under Section 218 of the Taxes Consolidation Act 1997, income earned by HFA from the business of making loans and advances under Section 5 of the Housing Finance Agency Act, 1981, is exempt from Corporation Tax. Income chargeable under Case III, Schedule D is also exempt from Corporation Tax.

Under Section 172(A) of the Taxes Consolidation Act 1999, the HFA is entitled to pay dividends gross of Dividend Withholding Tax.

**6 Interest income – continuing activities**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
Interest on advances to local authorities:		
Post 27 May 1986	<b>41,581</b>	46,611
Pre 27 May 1986	<b>105</b>	(130)
Interest on advances to approved housing bodies	<b>12,346</b>	7,046
	<b>54,032</b>	53,527

Total interest income on financial assets not carried at fair value through the Income Statement amounted to gross interest of €55.49 million which includes nil finance income (see Note 10) for the year ended 31 December 2018 (2017: €54.80 million which included finance income of €0.001 million).

**7. Interest expense – continuing activities**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
<b>Loan costs</b>		
Interest payable on bank borrowings, commercial paper, guaranteed notes and stock	<b>24,154</b>	30,064
<b>Total interest expense</b>	<b>24,154</b>	30,064

**8. Non-interest expenditure**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
<b>Administration expenditure</b>		
Operating lease (Note 9)	<b>197</b>	197
General expenditure, Directors emoluments and Employee costs (Note 9)	<b>1,689</b>	1,316
Depreciation (Note 12)	<b>120</b>	115
<b>Total administration expenditure</b>	<b>2,006</b>	1,628

## 9. Administration expenditure

### Operating lease commitments

The HFA has commitments under an operating lease (office premises) to make total payments as follows:

<b>Buildings</b>	<b>€'000</b>
Not later than one year	<b>197</b>
After one year less than five years	<b>788</b>
After five years	<b>2,219</b>

### Administration expenditure

Administration expenditure has been arrived at after charging:

<b>Year ended</b>	<b>31 December 2018 €'000</b>	31 December 2017 €'000
<b>Auditor's remuneration</b>		
Audit of financial statements	<b>34</b>	34
Tax advisory services	-	-
Other services	-	6
<b>Total Auditor's remuneration</b>	<b>34</b>	40
<b>General Expenses</b>	<b>565</b>	287
<b>Directors' emoluments</b>		
Fees – Chairperson	-*	-*
Fees – other Directors	<b>54</b>	47
Executive Director/Chief Executive Officer's remuneration	<b>116</b>	109
Pension contributions	<b>36</b>	51
<b>Total Director emoluments**</b>	<b>206</b>	207
<b>Employee costs (excluding Directors)</b>		
Salaries	<b>640</b>	564
Social welfare costs	<b>61</b>	58
Pension service costs - present	<b>183</b>	160
<b>Total employee costs</b>	<b>884</b>	782
<b>Total administration expenses</b>	<b>1,689</b>	1,316

\*A sum of €9,000 (2017: €2,586) was charged by University College Dublin as compensation for loss of hours worked by Professor Michelle Norris for time spent in her duties as Chairperson of the HFA for 2018.

\*\*Barry O' Leary ceased as Director on 25 August 2018

Total salaries for key Management were €304,000 (2017: €282,000). The balance of €452,000 (2017: €391,000) was for administration staff. PAYE/PRSI and VAT at the year-end was €38,012 (2017: €37,206). The average number of employees, including the Executive Director, during the year was thirteen (2017: twelve).

**10. Finance income**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
Investment income on short-term deposits	-	6
Interest received on cash balances	-	-
<b>Net finance income</b>	<b>-</b>	<b>6</b>

**Finance expense**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
Net Interest expense on defined benefit pension scheme liabilities	<b>(2)</b>	(4)
<b>Net finance expense</b>	<b>(2)</b>	(4)

**11. Cash and cash equivalents**

<b>Year ended</b>	<b>31 December 2018</b> <b>€'000</b>	<b>31 December 2017</b> <b>€'000</b>
Cash at bank and in hand	<b>589</b>	352
Overdrafts	-	-
	<b>589</b>	352

## 12. Property, plant and equipment

	31 December 2018 €'000
<b>Cost or valuation</b>	
At 1 January 2018	554
Additions	60
<b>At end of year</b>	<b>614</b>
<b>Accumulated Depreciation</b>	
At beginning of year	408
Charged for year	120
<b>At end of year</b>	<b>528</b>
<i>Net book value</i>	
<b>31 December 2018</b>	<b>86</b>
31 December 2017	146

## 13. Loans and advances to local authorities and approved housing bodies

	31 December 2018 €'000	31 December 2017 €'000
Loans advanced to local authorities	3,267,215	3,334,473
Loans advanced to approved housing bodies	630,426	356,517
<b>Total balances due on advances</b>	<b>3,897,641</b>	3,690,990
Less: Collective provision	(2,711)	(2,711)
	<b>3,894,931</b>	3,688,279
Due from local authorities	91,257	96,581
<b>Total loans and advances to local authorities and approved housing bodies</b>	<b>3,986,188</b>	3,784,860

### 13. Loans and advances to local authorities and approved housing bodies (continued)

The HFA is liable for any credit losses that may arise on the €6.1 million (2017: €6.9 million) still due to the local authorities from the underlying borrowers on pre-May 1986 mortgages which are secured by the underlying mortgage property. A provision of €2.71 million (2017: €2.71 million) has been recognised in respect of these loans. Refer to Note 20 (a) for further details. This provision is based on the HFA's best estimate of the present value of estimated future cash flows compared to the carrying value of the loans as at 31 December 2018 and subject to changes in the underlying assumptions and may increase or decrease in future years.

In the context of (a) local authorities being statutory bodies under the Local Government Act, 2001 and other enactments; (b) their revenues or funds being security for the due payment to the HFA of all amounts due by local authorities (as set out in the agreement between each local authority and the HFA); (c) all loans advanced to local authorities are approved by the Minister for Housing, Planning & Local Government; (d) the Board's understanding that central Government supports local authorities in meeting their obligations to the HFA; and (e) the HFA has not experienced any loan losses on its loans advanced to local authorities after 1986, the Board is of the opinion that, in substance, no credit risk arises, other than sovereign risk, on loans advanced to local authorities on or after 27 May 1986 and no loan loss provisions are recorded in respect of these loans. Please refer to Note 20 (a) for further details.

Direct lending to approved housing bodies commenced in 2012 and losses are recognised on these loans to the extent that losses are incurred. No such losses arose in 2018 and no provision is considered necessary in respect of these advances as at 31 December 2018.

### 14. Other debtors and receivables

	<b>31 December 2018</b> €'000	31 December 2017 €'000
Amounts due to MARP Fund	<b>3,731</b>	3,915
Pension related receivables	<b>78</b>	75
<b>Total other debtors and receivables</b>	<b>3,809</b>	3,990

### 15. Debt securities in issue

	<b>31 December 2018</b> €'000	31 December 2017 €'000
Guaranteed notes (Note 16)	<b>3,442,899</b>	3,300,822
8.75% Housing Finance Agency Stock (Note 17)	<b>-</b>	98,314
<b>Total debt securities issued</b>	<b>3,442,899</b>	3,399,136

## 16. Debt securities in issue - Guaranteed Notes

	31 December 2018 €'000	31 December 2017 €'000
National Treasury Management Agency	1,557,524	1,742,426
Local authorities	1,848,859	1,514,308
Environment Fund	29,737	40,051
GN re MARP Committee	1,609	46
<b>Total Guaranteed Notes advanced</b>	<b>3,437,729</b>	3,296,831
Interest Payable on Guaranteed Notes	5,170	3,991
<b>Total Guaranteed Notes</b>	<b>3,442,899</b>	3,300,822

The Guaranteed Notes are fully guaranteed by the Minister for Finance.

## 17. Debt Securities in issue - 8.75% Housing Finance Agency Stock

	31 December 2018 €'000	31 December 2017 €'000
8.75% Housing Finance Agency Stock at par value	-	95,230
Less: unamortised discount on issue	-	(66)
		95,164
Coupon interest payable	-	3,150
<b>Total</b>	<b>-</b>	98,314

This stock was completely redeemed in mid-February 2018 and delisted from the Irish Stock Exchange

## 18. Bank loans

	31 December 2018 €'000	31 December 2017 €'000
<b>Bank loans</b>		
Between one and two years	67,342	72,773
Between two and five years	-	-
After more than five years	280,000	145,000
<b>Total</b>	<b>347,342</b>	217,773

The bank loans payable are fully guaranteed by the Minister for Finance, excepting one small facility for the purpose of unguaranteed lending for water, waste and environmental projects, totalling just over €3 million, with the Council of Europe Development Bank. The maturity of the amounts falling due after more than one year is further split out in Note 20 (c).

## 19. Pension scheme deficit

The HFA operates a defined benefit pension scheme covering all permanent employees (apart from employees recruited after 31 December 2012). This pension scheme is internally funded.

The latest full actuarial valuation was carried out at 15 September 2017 using the Aggregate Method.

At 31 December 2018, the market value of the fund's assets was €4.50 million (2017: €4.48 million). The contributions to the fund have been increased in line with the actuary's recommendations. The Actuarial Report is available for inspection by members of the scheme.

For the purposes of FRS 102 Section 28, Employee Benefits, the latest valuations have been updated to 31 December 2018 by a qualified independent actuary using the projected unit cost method. The principal actuarial assumptions used were as follows:

	<b>31 December 2018</b> %	31 December 2017 %	31 December 2016 %
Rate of increase in salaries	<b>3.00</b>	3.25	3.25
Rate of increase in pensions payments	<b>2.00</b>	2.00	2.00
Discount rate	<b>2.20</b>	2.00	2.00
Inflation assumption	<b>1.50</b>	1.80	1.75
<b>Life expectancies</b>			
Post retirement – male age 65	<b>24.1 years</b>	24.1 years	24.1 years
Post retirement – female age 65	<b>27.8 years</b>	27.8 years	27.8 years

The (deficit)/surplus of the scheme may be analysed as follows:

	<b>31 Dec 2018</b> €'000	31 Dec 2017 €'000	31 Dec 2016 €'000	31 Dec 2015 €'000	31 Dec 2014 €'000
<b>Pension assets</b>	<b>4,497</b>	4,486	3,869	3,471	3,192
<b>Pension liabilities</b>	<b>(4,580)</b>	(4,654)	(4,180)	(3,478)	(3,775)
<b>Deficit</b>	<b>(83)</b>	(168)	(311)	(7)	(583)

Based on these assumptions, the following table sets out the market value of the assets of the defined benefit scheme together with the most recent valuation of the scheme liabilities updated for movements in the financial assumptions:

## 19. Pension scheme deficit (continued)

	Value at 31 Dec 2018 €'000	Value at 31 Dec 2017 €'000	Value at 31 Dec 2016 €'000
Equities	2,192	3,832	3,243
Bonds	1,262	654	626
Property	281	-	-
Cash and other assets	762	-	-
Total market value of pension scheme assets	4,497	4,486	3,869
Present value of pension scheme liabilities	(4,580)	(4,654)	(4,180)
<b>Total net pension deficit recognised in the Statement of financial position</b>	<b>(83)</b>	(168)	(311)

Interest income on plan assets for 2018 has been calculated based on the discount rate for the prior year which stood at 2.0%. For the year ended 31 December 2019, interest income on plan assets will be based on a discount rate of 2.2%.

### Changes in the present value of the defined benefit obligation are as follows:

	31 December 2018 €'000	31 December 2017 €'000
Present value of defined benefit obligations at 1 January	(4,654)	(4,180)
Current and past service cost	(183)	(159)
Interest cost	(93)	(83)
Contributions by employees	(22)	(24)
Actuarial (losses)/gain	346	(264)
Benefits paid	27	56
Present Value of defined benefit obligations at 31 December	<b>(4,579)</b>	(4,654)

**19. Pension scheme deficit (continued)**

Changes in the fair value of plan assets are as follows:

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
Fair value of plan assets as at 1 January	<b>4,486</b>	3,869
Expected return on plan assets	<b>91</b>	78
Contributions by employer	<b>146</b>	172
Contributions by employees	<b>22</b>	24
Actuarial (losses/gains)	<b>(221)</b>	399
Benefits paid	<b>(27)</b>	(56)
Present value of defined benefit obligations at 31 December	<b>4,497</b>	4,486

**History of actuarial gains and losses:**

	<b>31 Dec 2018</b> <b>€'000</b>	31 Dec 2017 €'000	31 Dec 2016 €'000	31 Dec 2015 €'000	31 Dec 2014 €'000
Difference between expected and actual return on assets	<b>(221)</b>	399	202	59	206
Expressed as a percentage of scheme assets	<b>4.91%</b>	8.89%	5.20%	1.70%	6.45%
Actuarial gains and (losses) on scheme liabilities	<b>346</b>	(264)	(494)	569	(1,342)
Expressed as a percentage of scheme liabilities	<b>7.55%</b>	5.67%	11.80%	16.36%	35.55%
<b>Total actuarial gains and (losses)</b>	<b>125</b>	135	(292)	628	(1,136)
<b>Expressed as a percentage of scheme liabilities</b>	<b>2.73%</b>	2.90%	6.98%	18.06%	30.09%

**Cumulative actuarial gains and losses recognised in the Statement of Comprehensive Income:**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
Cumulative amount at 1 January	<b>(2,549)</b>	(2,684)
Recognised during the period	<b>125</b>	135
Cumulative amount at 31 December	<b>(2,424)</b>	(2,549)

The amounts related to the defined benefit scheme that were recognised in the Income Statement and Other Comprehensive Income are presented in Note 9.

## 19. Pension scheme deficit (continued)

### Expected Employer contributions:

	2019 €'000	2018 €'000
Expected Employer contributions	160	156

## 20. Financial risk management

### Introduction and overview

The HFA has potential exposure to the following risks from its use of financial instruments:

- a) credit risk
- b) liquidity risk
- c) market risks (including interest rate, inflation and currency). This note presents information about the HFA's exposure to each of the above risks and the HFA's objectives, policies and procedures for measuring and managing risk.

### Risk management framework

The Board of Directors has overall responsibility for the establishment and oversight of the HFA's Risk Management Framework. The HFA's risk management policies are established to identify and analyse the risks faced by the HFA, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and products and services offered. The HFA's Policies and Procedures manual includes policies on the use of derivative financial instruments. These support and ensure that HFA meet its requirements under the Specification and Requirements of the Minister for Finance issued under the terms of the Financial Transactions of Certain Companies and Other Bodies Act, 1992 and take into account best practice on the use of derivative treasury instruments. The principal objective of using derivative financial instruments is to match or eliminate risk from potential movements in foreign exchange rates in the HFA's assets and liabilities.

The current 'Specification and Requirements' (valid to 31 December 2020), which follows a policy approved by the Board, allows for contracts covering interest rate swaps (€400 million), foreign exchange forwards (€6.0 billion), forward rate agreements (€80 million) and interest rate caps (€300 million). The 'Specification and Requirements' set out details of the types of counterparties and Board responsibilities in relation to the management of derivatives.

Transactions can only be carried out with the approval of the HFA's Chief Executive Officer, Head of Treasury or Head of Finance (in the case of those involving the NTMA as agent/counterparty, the NTMA has been granted authority to act on behalf of the HFA. Any transaction undertaken, while not requiring formal approval must be noted by either of the Chief Executive Officer, Head of Treasury or Head of Finance) and are subject to regular periodic internal audit checks during their lifetime.

While the below tables set out the purpose for which lending has been provided to local authorities, the HFA considers it primarily has two categories of loans to local authorities namely those approved pre and post 27 May 1986 and a separate category for loans to AHBs. These three categories have a different credit risk profile.

## 20. Financial risk management (continued)

### (a) Credit risk

Credit risk is the risk of financial loss to the HFA if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the HFA's loans and advances to its customers, Irish local authorities and approved housing bodies. The HFA's maximum exposure to credit risk is set out in the table below.

<b>Financial assets</b>	<b>31 December 2018 €'000</b>	31 December 2017 €'000
Loans advanced to local authorities	<b>3,267,216</b>	3,334,473
Loans advanced to approved housing bodies	<b>630,426</b>	356,517
<b>Total loans advanced</b>	<b>3,897,642</b>	3,690,990
Less collective provision-local authorities	<b>(2,711)</b>	(2,711)
	<b>3,894,931</b>	3,688,279
Due from local authorities and approved housing bodies	<b>91,257</b>	96,581
Cash at bank and in hand	<b>589</b>	352
Due from other debtors and receivables	<b>-</b>	1
	<b>3,986,777</b>	3,785,213

The HFA is currently permitted to advance money to:

- local authorities and the voluntary housing sector to be used by them for any purpose authorised under the Housing Acts 1966 to 2009.
- local authorities for capital projects authorised under Section 17 of the Housing (Miscellaneous Provisions) Act, 2002.
- Institutions of Higher Education for the provision or management of student accommodation, including the acquisition of land for this purpose and also to lend funds to the Housing Agency.

## 20. Financial risk management (continued)

Balances due from local authorities and AHBs are categorised as follows:

	<b>31 December 2018</b>	31 December 2017
	<b>€'000</b>	€'000
<b>Balance due on advances</b>		
Mortgage related loans*	<b>969,034</b>	972,731
Capital subsidy and rental	<b>921,909</b>	970,171
Bridging finance	<b>429,217</b>	429,347
Land acquisition	<b>427,916</b>	444,162
Other non-mortgage housing related loans	<b>519,140</b>	518,062
<b>Advances due from local authorities</b>	<b>3,267,216</b>	3,334,473
<b>Advances due from approved housing bodies</b>	<b>630,426</b>	356,517
<b>Overall total balances due on advances</b>	<b>3,897,642</b>	3,690,990

\*Loans issued pre-1986 of €9.1m are included in the Mortgage Housing related loans (2017: €10.1m)

### Policies and Procedures for managing credit risk

#### Collateral

The HFA is liable for any credit losses that may arise on pre-May 1986 mortgages which are secured by the underlying mortgage property and mortgage protection insurance. The local authorities hold collateral in the form of mortgage interests over the property and individual borrowers hold mortgage protection insurance. Only in the event of collateral not being sufficient to discharge the debt is the HFA liable for any impairment losses which may arise.

On post May 1986 loans, the HFA has security, following the discharging of priority charges and payments, over the local authority's revenues or funds for the payment to the HFA of all amounts due. With regard to loans to AHBs the HFA is permitted under Section 17 of the Housing Miscellaneous Provision Act 2002 to lend to AHBs.

Under the Social Housing Leasing Initiative, the DHPLG through local authorities, leases suitable housing units from AHBs which are rented to social housing tenants nominated by local authorities. Properties are either bought or built by AHBs and financed by loan finance raised by the AHB (from the HFA or the private sector). Income received by the AHBs from a lease, taken out by the DHPLG for a period of up to 30 years, will fund the repayment of the HFA's loan.

The HFA has a credit policy regarding lending to AHBs which was approved by the Board in June 2013 and recently updated in September 2018. The Credit Committee maintains credit risk within Board limits and reports on the credit worthiness of AHBs.

## 20. Financial risk management (continued)

### Impaired and past due loans

Fair value is not assessed except where a loan is individually assessed past due or impaired. The definition of past due and impaired is as follows:

Impaired loans are loans for which the HFA determines that it is probable that it will be unable to collect all principal and interest due according to the contractual terms of the loan. Loans where contractual interest or principal payments are past due are defined as past due. The HFA had no loans and advances which are past due at 31 December 2018 (2017: nil). Details of loans that were subject to renegotiation in the year are in the Renegotiated Loans section of this note.

	31 December 2018 €'000	31 December 2017 €'000
<b>Analysis of loans to local authorities and approved housing bodies</b>		
Pre 1986 loans	9,151	10,065
Post 1986 loans	3,258,065	3,321,697
Loans to approved housing bodies	630,426	356,517
	<b>3,897,642</b>	3,688,279
<b>Collective Provision</b>		
Pre 1986 loans	2,711	2,711
Post 1986 loans	-	-
	<b>2,711</b>	2,711

In substance, no material credit risk other than sovereign risk, arises on loans advanced to local authorities on or after 27 May 1986 and no loan loss provisions are recorded in respect of these loans. Local authorities are bodies constituted under statute. All loans advanced to local authorities are approved by the Minister for Housing, Planning, and Local Government. It is the Board's belief that, in this context, credit risk does not arise.

Loan losses are recognised on direct lending to approved housing bodies to the extent that losses are incurred. No such losses arose in 2018.

The Board of Directors is responsible for the oversight of the HFA's credit risk including:

- formulating credit policies in conjunction with Management, covering collateral requirements, documentary and legal procedures within the confines of statutory requirements;
- establishing the authorisation structure and approval for new counterparties (non-local authorities) and lending concentrations thereto;
- reviewing compliance with internal policies and procedures;
- monitoring of loans policy disclosure;
- approving any loans advanced to AHBs under the terms of Section 17 of the Housing (Miscellaneous Provisions) Act 2002 and to ensure that all loans advanced are in accordance with the HFA's Credit Policy;
- considering and approving the creditworthiness of each AHB prior to a Master Loan Agreement being executed by the HFA;
- ensuring that it has obtained all relevant documentation pertaining to the credit application; and,
- maintaining credit risk within Board approved limits.

## 20. Financial risk management (continued)

### Mortgage Arrears Resolution Process (MARP)

In August 2012, the DHPLG provided assistance to local authorities in dealing with their borrowers' mortgage arrears, by issuing guidelines detailing the proposed Mortgage Arrears Resolution Process (MARP). These guidelines reflect the Central Bank's Code of Conduct on Mortgage Arrears and have the intention of standardising an approach to arrears among the Local Authorities Sector. The MARP process consists of a five steps process mentioned in the DHPLG's guidelines.

In order to offset future losses and to allay impending financial constraints on local authority revenue streams, the DHPLG established a MARP premium to begin to accumulate funds. MARP has been operational for local authorities since 1 October 2012 through the application of a premium to all variable mortgage related local authority loan accounts.

A MARP premium of 0.80% on variable rate mortgage loans (from 1 January 2014) and a rate of 0.25% is charged on Rebuilding Ireland mortgage loans (from 1 January 2018) is collected on the MARP Adjudicating Panel's behalf by the HFA half-yearly and retained in a separate interest bearing account with the intention of being drawn down, as necessary, when given the proper authorisation. The MARP fund purchases a Guaranteed Note for the amounts collected on their behalf.

The City and County Managers Association have established an Adjudicating Panel to operate the MARP fund and to assess applications for assistance from local authorities under the Scheme. This Panel consists of a County Manager, Heads of Finance and an Executive Manager of the Housing Management Services.

Applications for assistance from the MARP Premium Fund will be made on an on-going basis by local authorities. Decisions to approve/partially approve applications will be notified to the HFA, who will then arrange for payment of the approved amount from the MARP Fund to the applicant local authority, according to instructions received from the Panel.

It should be emphasised that the HFA's only involvement in the MARP Fund is to collect the MARP premium, on the local authorities' behalf, and to pay these funds as requested by the Adjudicating Panel, as per the instructions mentioned above.

### MARP Fund Reconciliation

	€'000
Receipts to MARP Fund	44,113
Disbursements from MARP fund	(42,537)
Interest Earned	33
<b>Balance at 31 December 2018</b>	<b>1,609</b>

## 20. Financial risk management (continued)

### Renegotiated Loans

Loans with renegotiated terms are loans that have been restructured due to budgetary circumstances and where the HFA has made concessions that it would not otherwise consider.

The HFA endeavours to work with the local authorities to develop appropriate loan structures for them in order to better match their financial circumstances. In this regard, the HFA may extend loan terms, offer deferred interest periods or offer other renegotiations as appropriate.

During 2018, the HFA renegotiated €73.22 million (2017: €21.83 million) of non-mortgage related loans and €nil (2017: nil) of housing related loans.

These renegotiations have taken place in the context of €3.27 billion of loans advanced to local authorities as at 31 December 2018 and thus represents renegotiation activity of circa 0.001% in 2018 (2017: 0.001%).

Renegotiated non-mortgage related and mortgage related loans were given interest only loans that did not result in impairment or derecognition of the original loan assets as it did not represent a significant modification of terms. The HFA ceases to consider these loans as renegotiated once one year of up to date scheduled repayments has elapsed post renegotiation. In this regard, the HFA considers €73.22 million of loans (2017: €21.83 million) to be renegotiated as at 31 December 2018 with €0.38 million (2017: €0.16 million) of interest income recognised on these assets.

<b>31 December 2018</b>	<b>Number of loans</b>	<b>Carrying value €'000</b>
Opening renegotiated loans	<b>5</b>	<b>21,833</b>
Renegotiated during the year	<b>13</b>	<b>73,218</b>
Repaid during the year	-	-
Less loans no longer considered renegotiated	<b>(5)</b>	<b>(21,833)</b>
Closing renegotiated loans	<b>13</b>	<b>73,218</b>
<b>31 December 2017</b>	<b>Number of loans</b>	<b>Carrying value €'000</b>
Opening renegotiated loans	138	103,896
Renegotiated during the year	5	21,833
Repaid during the year	-	-
Less loans no longer considered renegotiated	(138)	(103,896)
Closing renegotiated loans	5	21,833

As at year ended 31 December 2018, €0.93 million (2017: €0.26 million) of land acquisition loans were converted upon maturity to annuity loans repayable over a period of up to 30 years. Interest accrued on loans converted upon maturity at 31 December 2018 amounts to € 0.01 million (2017: €0.60 million).

## 20. Financial risk management (continued)

### Concentrations

All loans and advances are to local authorities and AHBs all of which are approved by the Minister for Housing, Planning & Local Government.

The HFA's credit risk also consists of its exposure to institutions (primarily the NTMA), with which it holds short term investments. An investment and counterparty exposure policy is periodically approved by the Board. Investments arise at present only in the context of day- to-day liquidity management. At 31 December 2018 the HFA had no investments (2017: €0 million) in Exchequer Notes with the NTMA.

Allied Irish Bank plc. is currently the main counterparty for cash, with a surplus of €0.59 million held at 31 December 2018 (2017: €0.35 million). At 31 December 2018, the Standard & Poor's rating for Allied Irish Bank plc. was BBB- (2017: BBB-).

### (b) Liquidity risk

Liquidity risk is the risk that the HFA will encounter difficulty in meeting its obligations from its financial liabilities. At the end of December 2018, the HFA had €1.01 billion of floating rate guaranteed notes held by the National Treasury Management Agency.

These floating rate notes have maturities tranching at six monthly intervals from January 2019 to January 2021. The interest rates are refixed on a quarterly basis, at a margin over the three-month Euribor rate. In addition to this the HFA holds a fixed rate ten year guaranteed note worth €75m with the NTMA, with a maturity date in July 2026. The HFA also holds €200m of fixed term deals with the NTMA, in five tranches of €40m, with maturity dates ranging from September 2027 to September 2046. The HFA also holds €130m of fixed term deals with the NTMA with a start date of September 2018, with maturity dates ranging from September 2028 to August 2046. The HFA also agreed €210m of fixed term deals with the NTMA with a start date of August 2019, in five tranches, two for €60m and three for €30m, with maturity dates ranging from September 2028 to August 2046.

The GNs are guaranteed by the Minister for Finance of Ireland. In contrast, loans and receivables have an average original loan term of 27 years (2017: 26 years). This represents a significant mismatch in the maturity profile, however given the assurances received from the NTMA concerning the continuity and quantum of floating-rate funding, the Board considers that sufficient resources are available to cover any liquidity risk that may arise over the next 24 months. The HFA also holds GNs with local authorities and a small amount with the Environment Fund (see Note 16).

In managing liquidity risk, HFA Management hold regular meetings with the NTMA, the Banks, AHBs and other market participants to assess future loan demand and funding requirements; agree access to funding sources; explore alternative funding sources and structures; negotiate terms and conditions and obtain the necessary funding commitments. In this regard the HFA's funding requirements for 2019 have been included as part of the overall planning process for State funding.



## 20. Financial risk management (continued)

### Management of liquidity risk

The HFA's policy in relation to liquidity risk is to ensure, by periodic reviews of cashflow requirements, that it can meet its funding obligations for an appropriate period ahead.

The Board approves a rolling update of a five-year Corporate Plan in the first half of each year. This takes into account the HFA's internal resource calculations on estimates of loan advances, loans maturing during the year and funding options. Regular review of the HFA's financial position is presented, along with monthly management accounts, to the Board.

The Board regularly reviews the current debt programme, which includes, borrowings and advances report on a quarterly basis by loan type and maturity detailing capital, interest rate structure, currency composition, borrowing costs, maturity profile.

The HFA finances its operations by a combination of bond, bilateral funding agreements, and Guaranteed Notes issuance, bank overdrafts and retained profits. The NTMA had purchased €1.56bn in GNs at 31 December 2018 (2017: €1.74bn).

Given the assurances received from the NTMA concerning the continuity and quantum of funding, the Board considers that sufficient resources are available to cover any liquidity risk that may arise over the next 12 months. The HFA also holds GNs with local authorities and a small amount with the Environment Fund (see Note 16). The HFA's overdraft facilities (€50 million available at 31 December 2018) are subject to annual review by the HFA's bankers.

The HFA predominantly borrows at floating interest rates.

The average variable cost of the HFA's debt in 2018 was an annualised 0.64% compared with 0.62% in 2017, as a result of an increase in the amount of LA Guaranteed Notes held with rates lower than the cost of funds and due to decreases in the Euribor rates in 2018.

### (c) Market risks

Market risk is the risk that changes in market prices, such as interest rate and foreign exchange rates will affect the HFA's income or the value of its holdings of financial instruments. The objective of market risk management is to minimize or eliminate market risk exposures.

#### Management of market risks

The HFA splits market risks into risks related to changes in variable and fixed interest rates. Interest rate risk exposure is managed by minimising mismatches between its borrowings and its advances within its individual programmes, fixed rate and floating rate. The following uncertainties are taken into account in determining the policy:

- where borrowers can redeem without penalty;
- where specialised markets may not always be receptive to issues and redemptions; and,
- where the HFA's business is subject to changes in Government policy.

The HFA's general approach in relation to managing its interest rate risk exposure is to generate margins to increase profitability and also by taking action to set interest rates to protect the HFA against perceived residual risks, by reference to various scenarios and assumptions. The Board assesses the situation regularly and determines the level of reserves required annually.

Management reports to the Board on a quarterly basis with respect to Interest Rate Risk in the Balance Sheet.

## 20. Financial risk management (continued)

Following the extension of the maximum maturity for notes issued under the HFA's Guaranteed Notes Programme, a suite of fixed rate loan products targeted at local authorities (LAs) and approved housing bodies (AHBs) was approved by the Board in late 2016. In addition, the HFA has access to long term fixed rate funding for new build and retrofit projects from both the European Investment Bank and the Council of Europe Development Bank. Consequently, nearly all new business entered into by LAs and AHBs is on a fixed rate basis, giving rise to potential interest rate risk on the HFA's balance sheet.

The gross financial assets are analysed below:

	<b>31 December 2018</b> €'000	31 December 2017 €'000
<b>Fixed rate</b>	<b>1,047,973</b>	394,643
<b>Floating Rate:</b>		
Euribor	<b>2,945,245</b>	3,397,196
	<b>3,993,218</b>	3,791,839

The HFA made new fixed and floating rate advances during the financial year. Fixed rate €364.58 million; Floating rate €67.08 million. (2017: Fixed rate €191.38 million; Floating rate €53.95 million).

Interest rate risk profile of financial assets:

	<b>31 December 2018</b>	31 December 2017
Weighted average fixed interest rate	<b>2.28%</b>	2.84%
Weighted average floating interest rate	<b>1.27%</b>	1.35%
Weighted average period of fixed interest assets	<b>23.4 years</b>	24.1 years

HFA's fixed rate loans consist of 25 and 30-year loans issued to approved housing bodies and local authorities, with lending to local authorities comprising 82% of fixed rate lending. Floating rate loans consist mainly of loans to local authorities of terms between one and fifty years. Based on original loan balances advanced, the weighted average original loan term is 27 years (2017: 27 years).

The financial liabilities principal amounts are analysed below:

	<b>31 December 2018</b> €'000	31 December 2017 €'000
<b>Fixed Rate</b>	<b>685,000</b>	515,163
<b>Floating Rate:</b>		
Euribor	<b>3,100,071</b>	3,094,604

## 20. Financial risk management (continued)

### Interest rate risk profile of financial liabilities as at year end date:

	31 December 2018 €'000	31 December 2017 €'000
Weighted average fixed interest rate	1.23%	2.51%
Weighted average period for which fixed interest liabilities are fixed (years)	20.3 years	15.5 years
Weighted average floating interest rate	0.51%	0.53%
Weighted average period for which variable interest liabilities are fixed (days)	137 days	122 days

Fixed rate liabilities no longer include the €95.2 million in 8.75% stock which matured in February 2018, and longer-term fixed rate funding with the NTMA and the European Investment Bank and the Council of European Development Bank. Floating rate financial liabilities comprise bank borrowings and Guaranteed Notes bearing interest at rates fixed in advance for periods ranging from three to six months by reference to the six-month and three-month Euribor. The Directors believe such debt is appropriately classified as floating rate.

### The following table presents the contractual maturity and repricing of financial assets at the year-end date:

	Maturity as at 31 December 2018 €'000	Repricing as at 31 December 2018 €'000
<b>Maturity and interest rate of financial assets</b>		
Amounts falling due in one month or less	91,846	2,957,453
Amounts falling due between one and three months	-	-
Amounts falling due between three and twelve months	449,696	945
Amounts falling due between one and two years	21,095	1,412
Amounts falling due between two and three years	12,580	128
Amounts falling due between three and four years	16,457	9
Amounts falling due between four and five years	13,536	63
Amounts falling due after more than five years	3,388,008	1,033,208
	<b>3,993,218</b>	<b>3,993,218</b>

**20. Financial risk management (continued)**

	Maturity as at 31 December 2017 €'000	Repricing as at 31 December 2017 €'000
<b>Maturity and interest rate of financial assets</b>		
Amounts falling due in one month or less	96,933	3,402,214
Amounts falling due between one and three months	-	-
Amounts falling due between three and twelve months	447,001	228
Amounts falling due between one and two years	5,943	948
Amounts falling due between two and three years	20,437	112
Amounts falling due between three and four years	11,603	143
Amounts falling due between four and five years	19,207	37
Amounts falling due after more than five years	3,190,713	388,155
	3,791,837	3,791,837

The following table presents the maturity and repricing of principal amounts of financial liabilities at the year-end date:

	Maturity as at 31 December 2018 €'000	Repricing as at 31 December 2018 €'000
<b>Maturity, liquidity measures and interest rate of financial liabilities</b>		
Maturing in one month or less	<b>833,312</b>	<b>870,155</b>
Maturing between one and three months	<b>264,880</b>	<b>292,380</b>
Maturing between three and twelve months	<b>1,178,537</b>	<b>1,181,536</b>
Maturing greater than 1 year and less than 2 years	<b>504,000</b>	<b>504,000</b>
Maturing greater than 2 years and less than 3 years	<b>252,000</b>	<b>252,000</b>
Maturing greater than 3 years and less than 4 years	-	-
Maturing greater than 4 years and less than 5 years	-	-
Maturing greater than 5 years	<b>752,342</b>	<b>685,000</b>
	<b>3,785,071</b>	<b>3,785,071</b>

## 20. Financial risk management (continued)

	Maturity as at 31 December 2017 €'000	Repricing as at 31 December 2017 €'000
<b>Maturity, liquidity measures and interest rate of financial liabilities</b>		
Maturing in one month or less	814,091	853,565
Maturing between one and three months	350,171	380,171
Maturing between three and twelve months	692,732	696,032
Maturing greater than 1 year and less than 2 years	504,000	504,000
Maturing greater than 2 years and less than 3 years	504,000	504,000
Maturing greater than 3 years and less than 4 years	252,000	252,000
Maturing greater than 4 years and less than 5 years	-	-
Maturing greater than 5 years	492,774	420,000
	3,609,768	3,609,768

### Undrawn committed facilities

The HFA had undrawn committed facilities at 31 December 2018 of €277.7 million (2017: €207.2 million), these are the amounts yet to be drawn down on approved committed facilities.

### Sensitivity to interest rate risk

An analysis of the HFA's sensitivity to an increase or decrease in market interest rates (assuming a constant statement of financial position) would impact on gains/(losses) for the financial year as follows:

	100 bp parallel increase €'000 gain	100 bp parallel decrease €'000 (loss)	50 bp parallel increase €'000 gain	50 bp parallel decrease €'000 (loss)
<b>At 31 December 2018</b>	<b>993</b>	<b>(10,522)</b>	<b>(474)</b>	<b>(4,286)</b>
At 31 December 2017	6,124	(11,273)	3,062	(3,825)

The above figures have been calculated using outstanding balances of variable rate loan advances offsetting outstanding variable rate GN funding, at the above dates. Increases in interest rates above assume mid-point average for the calendar year. Fixed rate advances and fixed rate funding have no sensitivity to changes in market interest rates and are therefore excluded from this analysis.

## 20. Financial risk management (continued)

### Fair value

The following tables outline the fair values of the financial assets and liabilities as at 31 December 2018 and 31 December 2017.

The carrying amount of all other financial assets and liabilities not carried at fair value is considered to be a reasonable approximation of fair value. Information for loans is presented below:

	Carrying value €'000	Fair value €'000
<b>31 Dec 2018</b>		
<b>Financial assets</b>		
<i>Loans and receivables:</i>		
Fixed rate	1,047,973	1,126,316
Floating rate	2,945,245	2,956,005
	<b>3,993,218</b>	<b>4,082,321</b>
<b>Financial liabilities</b>		
Fixed rate	685,000	676,256
Floating rate	3,100,071	3,100,071
	<b>3,785,071</b>	<b>3,776,327</b>

The carrying amount of all other financial assets and liabilities not carried at fair value is considered to be a reasonable approximation of fair value. The previous year figure did not include fixed rate stock debt and has now been restated to include all fixed rate debt as at the year end. Information for loans is presented below:

	Carrying value €'000	Fair value €'000
<b>31 Dec 2017</b>		
<b>Financial assets</b>		
<i>Loans and receivables:</i>		
Fixed rate	394,643	464,830
Floating rate	3,397,196	3,621,742
	<b>3,791,839</b>	<b>4,086,572</b>
<b>Financial liabilities</b>		
Fixed rate	515,163	531,208
Floating rate	3,094,605	3,094,604
	<b>3,609,768</b>	<b>3,625,812</b>

## 20. Financial risk management (continued)

The HFA operates in a relatively niche market serving a need for funding of local authorities and social housing. It is thus difficult to obtain market observable information on which to calculate a fair value of its fixed rate financial assets and liabilities. Estimated fair values of financial fixed rate assets and liabilities have been discounted using relevant Irish Government bond yields as at the statement of financial position date. This is based on the HFA's exposure to sovereign risk as discussed in the liquidity risk section of this note. As per the prior year, the floating rate liabilities are shown at par value due to the short-term nature of their maturities.

The fair value of the HFA's assets has been estimated as €4.08 billion (2017: €4.09 billion) while the fair value of its liabilities has been estimated as €3.78 billion (2017: €3.63 billion). A significantly different amount may arise if alternative assumptions were used in calculating fair value. In selecting this methodology, it was considered that the value by reference to variable rates gave a more accurate reflection of the situation and allowed both assets and liabilities to be assessed on a similar basis.

## 21. Movement in cash, liquid resources and financing

	At 31 December 2017 €'000	Cash flows €'000	Non-cash movements €'000	At 31 December 2018 €'000
<b>Analysis of changes in net debt</b>				
Cash and cash equivalents	352	237	-	<b>589</b>
Overdraft	-	-	-	-
	352	237	-	<b>589</b>
Guaranteed Notes	(3,296,831)	(140,898)	-	<b>(3,437,729)</b>
Bank loans	(217,774)	(129,568)	-	<b>(347,342)</b>
8.75% HFA Stock 2018	(95,161)	95,228	(67)	-
Interest payable on facilities	(7,141)	1,971	-	<b>(5,170)</b>
	(3,616,907)	(173,267)	(67)	<b>(3,790,241)</b>
<b>Net debt</b>	<b>(3,616,555)</b>	<b>(173,030)</b>	<b>(67)</b>	<b>(3,789,652)</b>

Proceeds from the issue of borrowings during 2018 amounted to €51.16 billion (2017: €45.69 billion) and the repayment of borrowings during 2018 amounted to €51.18 billion (2017: €45.71 billion).

## 22. Share capital

There are 30,000 ordinary shares of €1.30 authorised, allotted, called up and fully paid amounting to €39,000 at 31 December 2018 and 2017.

**23. Reconciliation of retained surplus**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
Retained surplus at the beginning of year	<b>171,975</b>	150,003
Total comprehensive income for the financial year	<b>27,995</b>	21,972
Retained surplus at end of year	<b>199,970</b>	171,975

**24. Reconciliation of shareholder's funds**

	<b>31 December 2018</b> <b>€'000</b>	31 December 2017 €'000
Opening shareholder's funds	<b>172,014</b>	150,042
Total recognised gain for the financial year	<b>27,995</b>	21,972
Closing shareholder's funds	<b>200,009</b>	172,014

**25. Loan commitments**

With regard to proposed lending by the HFA to AHBs, loan applications of €454 million were approved but undrawn at 31 December 2018 (2017: €341 million).

**26. Post statement of financial position events**

There were no significant events after the year-end which require disclosures or adjustments to the accounts.

**27. Contingent liability**

No dividend is due to be declared for 2018.

**28. Approval of Financial Statements**

The audited financial statements, which are in the form approved by the Minister for Housing, Planning & Local Government, with the consent of the Minister for Public Expenditure & Reform, were approved by the Directors on 28 March 2019.

## Secretary

Tom Conroy, ACMA, CGMA

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