

Good Shepherd Sisters

Formal name: Congregation of Our Lady of Charity of the Good Shepherd

Present work in Ireland: Mainly sheltered accommodation/social housing, social, pastoral and parish work with a focus on support for women.

Geographic area to which information relates: Island of Ireland

Number of members: 127

Age profile of members: 12 members 50-60 years
14 members 60-70 years
35 members 70-80 years
66 members 80+ years

Financial advisors:
Auditors: Noel Delahunty, Registered Auditor
Actuarial advisor: PricewaterhouseCoopers
Property valuers: Cohalan Downing, Estate Agents and Valuers, Cork re. one property

	€m	€m
Financial resources as at 30 June		
Assets		
Land & Buildings	13.2	
Financial assets	16.8	30.0
	<hr/>	
<i>of which:</i>		
<i>Property in use at present or subject to restriction</i>	10.7	10.7
	<hr/>	
Liabilities & Commitments		
Liabilities		-
Commitments		
Continuation of services	2.0	
Living, welfare and care of members	15.3	17.3
	<hr/>	

Notes:

- 1 Property not in use was valued professionally at market value. Valuation of property in use was estimated by the Congregation.
- 2 Of total property, €10.7m is in use for services (e.g. sheltered accommodation, day care facilities, prayer centre) and Congregation residences and administration. Some of the property in use (valued at about €4m) is subject to local authority mortgage arrangements.
- 3 In addition to the above, the Congregation has reported motor vehicles and fixtures & fittings to the total value of €0.5m which are all in use.
- 4 Continuation of services is the Congregation's estimation of the funds it will require for this purpose for a 2 year period.
- 5 The Congregation owns a company through which it provides sheltered/social accommodation and day care services in Limerick. The property for the accommodation is owned by the Congregation (with a mortgage) and is included in the above table.
- 6 Discrepancies may arise due to rounding

Handwritten signature and scribbles in blue ink at the bottom of the page.

Good Shepherd Sisters

SEPT 2009

Good Shepherd Sisters

Schedule of Additional Material Sought by the Assessment Panel

Property

- a) Please indicate who carried out the property valuations and the basis on which the valuations were made. If possible, please provide a copy of the valuer's report.
 - b) The submission indicates that there are mortgage arrangements in place with local authorities in relation to the Order's sheltered housing facilities in Cork, Limerick and Waterford. Please provide some further details about the nature of these mortgages and about the arrangement that will be in place after they expire in 2014.
 - c) Please provide details of asset sales/disposals by the Irish Province in the past 10 years, and the proceeds of same.
-

Delete - Not Sought.

SEPT 2009

c) Property Transactions ----- 1999 to 30/6/09

SALE OF PROPERTY

	Property	TOTAL - EURO
2001	3, The Gardens, Limerick	101,579
2002	Deposit	17,058
2003	Foynes (Sold to the Health Board in Limerick)	876,886
2004	60 Clare Street (Sold to the Health Board in Limerick)	354,257
2005	Sale of Site Buxton Hill, Cork	134,723
2006		0
2007	Sussex Place, Belfast	984,452
2009	Greenvale, Belfast	861,778
2009	4, The Gardens, Limerick	161,363
		<u>3,492,096</u>

PURCHASE OF PROPERTY

	Property	
2002		0
2003		0
2004		0
2005		0
2006	Galway & Belfast	629,726
2007	Belfast	455,762
		<u>€1,085,488</u>

b) Sheltered Housing --- Cork, Limerick and Waterford

The Good Shepherd Congregation was an approved body in terms of the Housing Act 1988 – the provision by non-profit and voluntary organisations of housing accommodation for disadvantaged persons.

Disadvantaged persons under the Act were defined in a broad way -- elderly persons eligible for housing or institutional care at public expense, homeless people, handicapped people, persons who are victims of family violence and desertion, single parents etc.

Under the Housing Act 1992, mortgages were granted by the Local Authorities to enable housing units to be built on land owned - in the case of Good Shepherd - in Cork, Limerick and Waterford.

Certain conditions --Construction specification, use, percentage used by eligible categories of persons, maintenance and management were specified .The capital and interest payments were waived provided all the conditions set out were met.

The Good Shepherd congregation has fully met all the conditions in respect of the mortgages. Due to the age profile of the Sisters, progressively, more and more external professional help has had to be employed in the care of the people in the sheltered housing units.

The mortgage arrangements conclude in 2014. In anticipation of this and to ensure that the original objectives of the sheltered units is continued into the future, discussions with collaborative organisations have and continue to take place.

The age profile of our Sisters, the increasing needs of many of the people in our care, some now very elderly, make such linkages essential. Of more concern is the continuance of the provision of housing and other support services now being provided. The need which existed 20 years ago in respect of housing and other services for disadvantaged people which resulted in the provision of sheltered housing as was developed by our congregation and the Local Authorities has not diminished.

PROPERTY

- a) We have stated in our submission that the property valuations we have used are our best assessment of the value of properties at this time.

It is clear that property values are impossible to assess with any degree of confidence in the present climate. This is evident from commentaries and opinions in the context of political, business, development, banking and court determinations at this time.

We have not carried out a "professional" valuation on our properties, as we believe such an exercise would not give any more realistic or reliable assessment of the value of our properties than our own estimation. This is particularly true in the rather complex and unusual composition of the property portfolio as we have set out in our submission.

We have given a very comprehensive analysis of the properties – description, their uses etc. This is now augmented by the clarifications requested by you in respect of some properties in Cork, Limerick and Waterford.

We confirm that the property "Clifton" in Cork remains on the market with no offers received in respect thereof.

Submission 20 July 2009

Delete - Not Sampled.

3. PROPERTY SCHEDULE

3.1 The properties which the Congregation occupy fall broadly into three categories.

- (A) Building Complexes in Cork, Waterford and Limerick where the corporate community care responsibilities of the care of socially disadvantaged people are carried out. These properties are detailed in pages numbers 3, 6 and 8 of the Property Schedule.
- (B) Living / Ministry Accommodation for the Sisters – generally in houses with a small number of apartments. In Northern Ireland there are 3 properties which house a larger number of Sisters including the sisters who lead the Contemplative Life.
- (C) One property formerly used as a residence for sisters and as a Convalescent Home has been closed, put on the market for sale but remains unsold. (Page number 20 refers).

3.1 (A)

For the most part the buildings under (A) were built with the cooperation and funding of the respective City Councils of Cork, Waterford and Limerick. Allowance to 25% of the units was made for occupancy by sisters - who with paid lay staff provide the Service. Ownership and current and future use of these building/units is restricted - in the main to the provision of accommodation to homeless or otherwise disadvantaged women and men. These properties are held in a Mortgage arrangement with Cork, Waterford and Limerick City Councils until 2014.

It is most difficult to put a value on these properties. They were built with an acute social need in mind --- firstly -- as a more suitable and appropriate place for those formerly living in large institutional buildings and secondly -- with the passage of time the inevitable need to accommodate future homeless or otherwise disadvantaged people. In the main they are in "cluster" formation with living and administrative buildings - very suitable for purpose but very limited appeal or suitability for any other use.

Please see our best estimated valuations on the appropriate property schedules.

3.1 (B)

Properties under (B) above are occupied and utilised as set out in the Property Schedule . They are typically situated in the areas of ministry - Southhill and Roxboro in Limerick, Ballybeg in Waterford, Knocknaheeny in Cork and Ragoon in Galway - or are in areas of longstanding tradition of vocation and ministry, The Well in Cork, Rossmore Drive in Belfast and Waterside in Derry.

All these properties are in use by the Congregation and have been valued on the basis of a considered "desktop" assessment in the absence of a defined basis of valuation.

3.1 (C) Clifton

This property, Category (C) above (Page 20 refers) was closed in 2007 . As well as a residence for a number of Sisters it operated as a Convalescent Home - essentially as a step-down facility for patients leaving acute hospitals but in need of further care before returning to their own homes. The cost of refurbishment necessary to bring the facility to an acceptable standard was clearly outside the financial capability of the Congregation and the Sisters discontinued this care facility. The amount of e.€ 675,000 (net) was paid in Redundancy costs to the employees. The property was placed on the market but has not been sold. (See letter from Malcolm Tyrell , Auctioneer).

(NOT FOR RELEASE
OUTSIDE SCOPE

The Congregation continues to bear the cost of security, heating etc to preserve the building.

3.2 Property Sold

Property (Page 14) Greenvale, a residential 6-bed unit of dependent elderly (part of 25 Rossmore Drive, Belfast complex) was sold to Ark Housing in April 2009 for €800, 065.

Property (Page 19) in Limerick was sold in early 2009 with funds for same in the amount of €161,363 being received in July 2009.

Delete - not sought

6

Schedule of Properties

	Page
245, Lower Kilmacud Rd, Goatstown, Dublin 14 / Provincial House	1
65, Taney Crescent, Goatstown, Dublin / Community House	2
Good Shepherd Avenue, Pennywell Road, Limerick / Convent / Sheltered Accom.	3
Omega B, Roxboro Road, Limerick / Community House	4
33, Salvia Court, Keyes Park, Southill, Limerick / Community House	5
Virginia Crescent, Hennessy's Road, Waterford / Convent / Sheltered Accom.	6
1, Glencara, Ballybeg, Waterford / Community House	7
Baile an Aoire, Leycester's Lane, Montenotte, Cork, / Convent Apts & Sheltered Accom.	8
"The Well", Sunday's Well, Cork / Residential / Admin. / Prayer Centre	9
17, Killiney Heights, Knocknaheeny, Cork / Community House	10
101, Gleann Dara, Bishop O Donnell Rd., Ragoon, Galway / Community Hse.	11
44/45, Virginia Court, Gobnascale, Waterside, Derry / Community Apts.	12
38, Dungiven Road, Waterside, Derry. / Convent	13
25, Rossmore Drive, Ormeau Rd. Belfast / Convent	14
"Lys Marie", 19, Rossmore Drive, Ormeau Road, Belfast / Convent	15
Twinbrook, Dunmurry, Belfast / Community House	16
49, Knockbreda Park, Rosetta, Belfast / Community House	17
80, Glenholm Park, Belfast / Community House	18
4, The Gardens, Pennywell Rd, Limerick / sale completed July 2009	19
Clifton, Montenotte, Cork Convent / Convalescent Home for sale.	20



Irish Province of Good Shepherd Sisters

PROPERTY

Location: Dublin

Community House Name: Provincial House

Address: Srs. of the Good Shepherd
245 Lr. Kilmacud Rd
Goatstown, Dublin 14

Description: Detached House

Purpose; Residential & Administrative

Year Purchased: 1990

Condition: Good

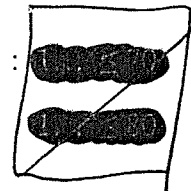
Balance Sheet 31.12.2008: €334,912

Valuation 01.07.2009: € 700,000

Special Conditions pertaining to Property: None

Number of Sisters : ●

Age Profile of Sisters :



Delete

Ministry of Sisters: Provincial Administration

Note of other Issues: Accommodation for visiting Sisters

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Dublin

Community House Name: Taney Crescent

Address: Srs. of the Good Shepherd
65 Taney Crescent
Goatstown, . Dublin 14

Description : Detached House

Purpose; Residential

Year Purchased : 1991

Condition: Good

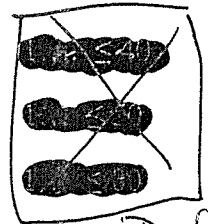
Balance Sheet 31.12.2008: € 222,463

Valuation 01.07.2009: €600,000

Special Conditions pertaining to Property : None

Number of Sisters : ●

Age Profile of Sisters :



Delete

Ministry of Sisters : Outreach to Women in Prostitution & Trafficked Women

Sharing Fair project (for developing Countries)

Social Development (Serve/ bringing college students for foreign experience
of our development projects)

Note of other Issues: 1 sister retired / house management

Irish Province of Good Shepherd Sisters

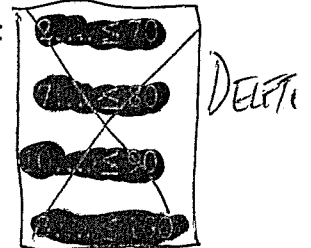
PROPERTY

Location: Limerick
Address: Srs. of the Good Shepherd
Good Shepherd Avenue
Pennywell Road,
Limerick
Community House Name: Pennywell
Description :Convent
Sheltered Accomodation: 10 Bungalows
6 two storey buildings (5 apts. in each)
Day Care Centre
Purpose: Residential, Sheltered Accommodation & Day Care Centre operated under license to Bergerie Trust Limited.
Year Purchased : 1993
Balance Sheet 31.12.2008: €893,622
Condition: Good
Valuation 01.07.2009: €2,000.000

Special Conditions pertaining to Property: Property is held in a mortgaged arrangement with Limerick City Council until 2014.

Number of Sisters: 22

Age Profile of Sisters :



Ministry of Sisters: Caring for the Elderly Sisters in the Community

Providing sheltered accommodation for 15 women who had been in long term institutional care and 3 in Nursing Home Care

Providing sheltered accommodation for 19 elderly men & women from the City

Sharing Fair project (for developing Countries)

Community Day Care Centre for surrounding parishes

Note of other Issues: 3 sisters in full- time external private Nursing Homes

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Limerick Community House Name: Southhill

Address: Srs. of the Good Shepherd Description: Terraced Council house
33 Salvia Court
Keyes Park
Southill, Limerick Purpose; Residential

Year Purchased : 1993 Condition: Good

Balance Sheet 31.12.2008: €26,307 Valuation 01.07.2009: €???

Special Conditions pertaining to Property : Due to be demolished –

Urban Refurbishment Programme

Number of Sisters: 1

Age Profile of Sister :

~~1 - 70~~ Delete

Ministry of Sisters: Works in Womens' Hostel in Myross & in "Wet House" addiction Centre.

Note of other Issues: None

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Waterford Community House Name: Ballybeg


Address: Srs. of the Good Shepherd Description : Detached House
1 Glencara
Ballybeg , Waterford Purpose; Residential

Year Purchased : 1981 Condition: Good

Balance Sheet 31.12.2008: €222,685 Valuation 01.07.2009: €300,000

Special Conditions pertaining to Property : None

Number of Sisters : ●

Age Profile of Sisters :  Delete

Ministry of Sisters : Parish Ministry

Note of other Issues: Current research in process re local community needs.

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Cork

Community House Name: Baile an Aoire

Address: Srs. of the Good Shepherd

Description : Individual Units for Srs. and Residents

Baile an Aoire

Leycester's Lane,

Montenotte, Cork

Purpose; Residential /Sheltered Accommodation

Year Purchased : 1993

Condition: Good

Balance Sheet 31.12.2008: € 257,161

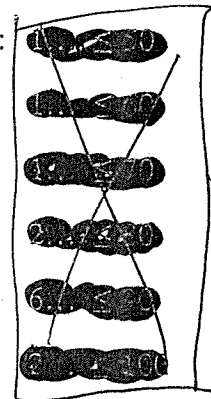
Valuation 01.07.2009: €????

Special Conditions pertaining to Property : 32 Units. (plus Admin. Units & domestic facilities)

Property is held in a mortgage arrangement until 2014 with Cork City Council

Number of Sisters : 13

Age Profile of Sisters :



Delete

Ministry of Sisters : Caring for the Elderly Sisters in the Community

Providing sheltered accommodation for 19 women who have been in long term institutional care, 5 in Nursing Home Care

Note of other Issues: None

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Cork

Community House Name: The Well

Address: Good Shepherd Sisters

Description : Detached House

“The Well”

Sundays Well, Cork

Purpose; Residential / Administration / Prayer Centre

Year Purchased : circa 1970

Condition: Good

Balance Sheet 31.12.2008: €Nil

Valuation 01.07.2009: €400,000

Special Conditions pertaining to Property : Spirituality Centre and also used as Administration Centre for the Services of Good Shepherd Sisters in Cork City

Number of Sisters : ●

Age Profile of Sisters :



Ministry of Sisters : Family Therapy /Art Therapy and Retreat Work

Note of other Issues: Meeting rooms available for AA meetings, Addiction after-care, Support and Counselling Services

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Galway
Address: Srs. of the Good Shepherd
101 Gleann Dara
Bishop O Donnell Rd
Rahoon, Galway
Community House Name: Rahoon
Description : semi-detached House
Purpose; Residential

Year Purchased : 2006
Condition: Good

Balance Sheet 31.12.2008: €277,000
Valuation 01.07.2009: €200,000

Special Conditions pertaining to Property :

Number of Sisters: ●

Age Profile of Sisters :



Ministry of Sisters: Outreach to Women in prostitution & Trafficked Women.
Addiction and bereavement Counselling
Samaritans
Spiritual and Prayer Guidance Services

Note of other Issues: None

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Derry Community House Name: Dungiven Rd.
Address: Srs. of the Good Shepherd Description : Convent House
38 Dungiven Rd.
Waterside
Derry BT47 2AL Purpose; Residential

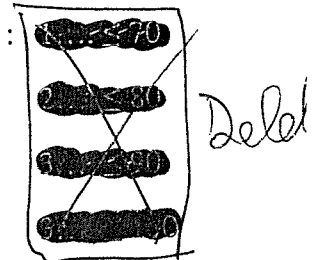
Year Purchased : 1996 Condition: Good

Balance Sheet 31.12.2008: €360,071 Valuation 01.07.2009: €350,000

Special Conditions pertaining to Property : None

Number of Sisters : 1

Age Profile of Sisters :



Ministry of Sisters : Caring for the Elderly Sisters in the Community
Part- time hospital Chaplain
Sharing Fair project (for developing Countries)
Parish Visitation

Note of other Issues: None

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Belfast

Community House Name: Rossmore Drive

Address: Srs. of the Good Shepherd

Description : Convent

25 Rossmore Drive

Ormeau Rd. Belfast BT7 3LA

Purpose; Residential

Year Purchased : 1964

Condition: Good

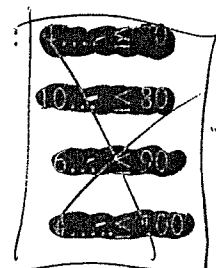
Balance Sheet 31.12.2008: € 1,397,503

Valuation 01.07.2009:€ 2,000,000

Special Conditions pertaining to Property : None

Number of Sisters : 21

Age Profile of Sisters :



Ministry of Sisters : Caring for the Elderly Sisters in the Community

Social Work & Family Care Services

Sharing Fair project (for developing Countries)

Note of other Issues: 2 sisters in full- time external private Nursing Homes

Part of this property (Greenvale) was sold in 2009 and

Realized €800,065 (euro)

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Belfast

Community House Name: Lys Marie

Address: Contemplatives Srs. of the Good Shepherd

Description : Detached House

"Lys Marie

19 Rossmore Drive,

Ormeau Rd. Belfast BT7 3LA

Purpose; Residential / Convent

Year Purchased : 1993

Condition: Good

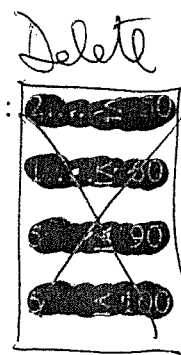
Balance Sheet 31.12.2008: €702,090

Valuation 01.07.2009:€1,000,000

Special Conditions pertaining to Property : None

Number of Sisters : 13

Age Profile of Sisters :



Ministry of Sisters : Caring for the Elderly Sisters in the Community

Contemplative Sisters

Note of other Issues: 1 sister in full- time external Private Nursing Home

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Belfast
Address: Srs. of the Good Shepherd
Twinbrook
Dunmurry
Belfast BT17 ORL
Community House Name: Twinbrook
Description: Detached house
Purpose; Residential

Year Purchased : 1981
Condition: Good

Balance Sheet 31.12.2008: Nil
Valuation 01.07.2009: €300,000

Special Conditions pertaining to Property : None

Number of Sisters: ●

Age Profile of Sisters :

Delete


Ministry of Sisters: Caring for the Elderly Sisters in the Community
Parish Ministry

Note of other Issues: 1 sister in full- time external private Nursing Home

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Belfast

Community House Name: Knockbreda Park

Address: Srs. of the Good Shepherd
49 Knockbreda Park
Rosetta
Belfast BT6 OHD

Description : semi-detached House

Purpose; Residential

Year Purchased : 2007

Condition: Good

Balance Sheet 31.12.2008: €320,648

Valuation 01.07.2009: €200,000

Special Conditions pertaining to Property : None

Number of Sisters: ●

Age Profile of Sisters : Delete

Ministry of Sisters: Parish Ministry

Note of other Issues:

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Belfast

Community House Name: Four Winds

Address: Srs. of the Good Shepherd
80 Glenholm Park
Belfast BT48 6LQ

Description : Semi -detached

Purpose; Residential

Year Purchased : 2007

Condition: Good

Balance Sheet 31.12.2008:€ 244,992

Valuation 01.07.2009:€150,000

Special Conditions pertaining to Property : None

Number of Sisters: ●

Age Profile of Sisters :

~~██████████~~ Delete

Ministry of Sisters : Family Counsellor with Accord & Relate

Note of other Issues:

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Limerick Community House Name: 4 The Gardens

Address: Srs. of the Good Shepherd Description : Semi -detached

4 the Gardens

Pennywell Road, Limerick

Purpose; Residential

Year Purchased : 1984

Condition: Good

Balance Sheet 31.12.2008: Nil

Valuation 01.07.2009:sold June 2009 €161,363

Special Conditions pertaining to Property : None

Number of Sisters: Vacated for sale

Age Profile of Sisters N/A

Ministry of Sisters :

Note of other Issues: sold June 2009

Irish Province of Good Shepherd Sisters

PROPERTY

Location: Cork

Community House Name: Clifton

Address: Srs. of the Good Shepherd

Description : Convent & Convalescent Home

Clifton,

Montenotte, Cork

Purpose; Residential

Year Purchased : 1912

Condition: Fair

(Bequeathed to Congregation by Countess Murphy)

Balance Sheet 31.12.2008: €565,779

Valuation 01.07.2009: €2,500,000

(see attached letter from Estate Agent)

Special Conditions pertaining to Property

Number of Sisters: Vacated for sale

Note of other Issues: Convent vacated and Convalescent Home closed down in Feb. 2008...

(for sale since then)