

Tacú FRC FIVE YEAR STRATEGIC PLAN

2021 - 2025





















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Background to Family Resource Centre National Programme.

Family Resource Centres were introduced over twenty years ago operating under the auspices of the Family Support Agency and since 2014 under TUSLA. FRC'S primarily addresses a range of community issues such as marginalisation, social exclusion and the development of strong families and communities.

We use a holistic approach to encouraging initiatives in the people of the Ballinrobe area and a sense of responsibility for their own development.

Policy Frameworks relevant to the work of Tacú Family Resource Centre include:

- Better Outcomes Brighter Futures The National Policy Framework for Children and Young People , 2014 2020
- Meitheal A National Practice Model for all agencies working with Children, Young People and their Families
- Meitheal Toolkit for use by practitioners using Meitheal
- All Ireland Standards for Community Work
- National Strategy on Children and Young People's Participation, 2015 2020
- United Nations Convention on the Rights of the Child UNCRC
- National Guidelines for the Protection and Welfare of Children
- National Children and Young People Policy Framework 2012-2017.
- Strategic Framework for Family Support within the Family and Community Services Resource Centre Programme
- National Quality Standards Framework for Youth Work.
- Towards Standards for Quality Community Work

Significant national policy changes impacting Family Resource Centers nationally continues to impact on the work of FRCS. The past few years has been a period of immense change and uncertainty, particularly 2020 with the onset of COVID 19, but we are confident our work will continue to be funded and FRCs nationally will maintain their role as key players in community-based family support services.

Tacú FRC has an excellent working relationship with all the relevant agencies in the area and works on a partnership basis with many of these. This has resulted in attracting considerable additional resources into the area.

The staff and Voluntary Board of Directors of Tacú FRC work extremely hard to ensure better outcomes for individuals, young people, and their families. Much of their work is also about fighting disadvantage and social isolation so that everyone has an opportunity to be connected and contributing to their local community. In order to achieve this, we have sought to use a variety of methods to increase public consciousness of the need for family support, combating social exclusion and poverty and its possible solutions, to help break down stereotypes of the excluded, and to promote values associated with inclusion.

Work of Tacú Family Resource Centre to date.

The range of supports provided by Tacú is extremely wide, from providing office space and administrative support to individuals, families, and groups to providing food to vulnerable via

Food Cloud & FEAD Programme to the provision of a Meals on Wheels service to isolated people in the community, to the provision of in-home family support services. Providing much needed services to the local community is at the very core of what Tacú FRC does. The project has worked with young people, children, families, parents, elderly, socially excluded people — whether isolated by poverty, poor mental health, age, and gender, lack of transport or loneliness, to improve quality of life and promote inclusion on many different levels.

The project provides a welcoming space for people seeking supports to come and join in with many programmed activities during the day and some evenings. The project encourages community participation, and have been fortunate to have had a host of volunteers and people working in the community who have provided popular activities in the project, such as yoga, cooking classes, parenting courses, self-esteem programmes among many others.

Being part of such a rural community, Tacú recognizes the need to outreach to vulnerable people in the wider community, and have worked with the Local Link Mayo to ensure that isolated people can access their services. The Meals on Wheels services not only provides food to isolated vulnerable people, it also acts as a social support for those people. The Community Based Family Support Project within Tacú also provides outreach to vulnerable families in the wider community by offering in-home services using the Mol an Óige programme of intensive family support. The addition of a Drug & Alxohol Family Support Worker and the Employment of the Mayo Community Based Family Support Team Leader gives Tacú FRC a county brief with a responsibility

The Maple Youth Centre has gone from strength to strength during this period. The center, now known as the Youth Booth, has been refurbished and runs many activities both in the centre and in the schools. A dedicated part time youth development worker provides both group work and one to one work to the young people. The continued fund-raising for this center places a strain on the work of the project but this was eased somewhat in 2020 when the Credit Union loan was paid off.

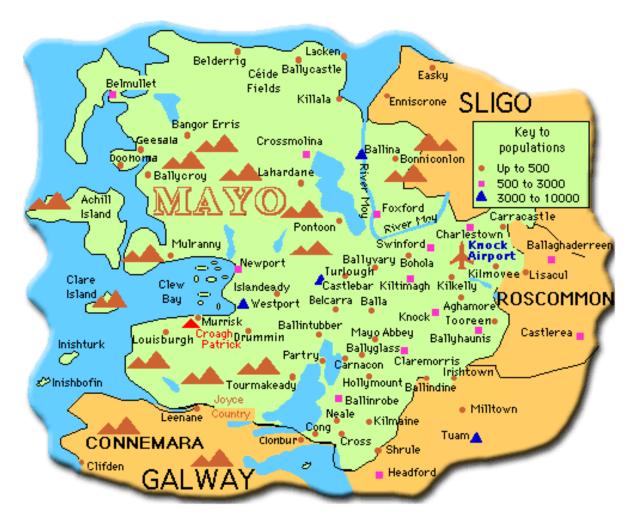
Tacú FRC has embraced the national roll-out of the Meitheal Programme of work. The team has been actively engaged Meitheals since the end of 2014. The project has also developed strong links with the CYPSC and the LCDC over the past three years. Staff has engaged with the development of East Mayo Child and Family Support Network and is regular attendees and contributors to the Network. Tacú also works on a regional and national level with the National Forum of FRCs to advocate and lobby for the FRC programme and for the most vulnerable in our society to be adequately resourced so as to contributed equally in society.

During this plan's lifetime, the project has provided support to many thousands of people in the community. Not only does the project support individuals, families and groups to avail of direct support, Tacú also supports and encourages people to develop their own leadership capacity. It is vital that local people are supported to support themselves, and this is why local people are encouraged to get involved in volunteering and apply for community work schemes in the project. The empowerment of the local community is at the heart of the ethos of Tacu FRC and is evident in the provision of many training and educational activities in both the centre and on an outreach basis over the past three 17 years.

Overall, Tacú FRC works as a catalyst for community empowerment while also ensuring vulnerable people are supported with services, they need to reach their potential.

Description of the Area.

Ballinrobe town is currently the largest urban area in South Mayo. The town is situated along the main Galway to Castlebar road at the junction of the N84 National Secondary Road and the R334 Regional Road. The town is approximately 30 miles from Galway (49 km), 18 miles from Castlebar (30 km) and 20 miles from Westport (36 km). The Ballinrobe area is known as the 'Lake District' of County Mayo and the town is well-located for easy access to some of the most scenic areas in Ireland.



The population of Ballinrobe is 3,685, with a further 10,982 in its environs (total: 14,667) (2016).

The importance of the presence of a Family Resource Centre in an area of disadvantage is stressed. Using the Trutz Haase index of disadvantage, Ballinrobe urban area is rated - 1.36 and the rest of the catchment area -2.5 (0 being the dividing line between disadvantage and advantage, a minus figure indicating disadvantage). 12.5% of people belong to minority nationalities, Polish being the largest and there are 156 Travellers in the catchment area. Like many other rural towns, Ballinrobe

suffered from the economic and social crisis of 2008 and ten years later has not recovered. Shops have closed, incomes are static and retailing levels have not improved. The town has hardly any transport links (the railway line closed in 1959 and there is now only a bus route to Cong), and apart from an abattoir has no significant industry. The station hotel closed with the railway and to this day the town has no hotel which could attract business and functions. One business indicator is that the number of public houses has fallen from 47 to four; another that of the three banks in the town, one left and a second was automated. There has been little tourism development, although it does have such potential (e.g. Moran's Mill, watersports on the lakes).



Consultation Process

The management committee and staff of the Tacú Family Resource Centre are fundamentally rooted in the concept of consultation, involvement and dialogue with individuals, families and the community. The management committee members bring ideas, issues and proposals on projects from the various groups that they represent. We used the following methods of consultation in developing this strategic plan:

We consulted widely with the various groups in the lead up to a planning session. The Voluntary board of Management, other Volunteers & all Staff held a planning session facilitated by the Project Coordinator where we took time to reflect on the work of Tacú FRC to date, consider the new FRC work plan & to draft the Project Outcomes for Tacú FRC's new three year Work Plan.

The session was informed by information from:

- Individual Questionnaires
- Feedback from facilitated focus group meetings
- Informal feedback.
- Information that was gathered

internally through one to one support & supervision sessions, staff team meetings, management meetings & subcommittee meetings. • Students on placement carrying out research projects.

External feedback that was received from:-

- individuals & families using the Centre,
- Parents using Little Stars after School, Mother & Baby, Parent & Toddler.
- People receiving Meals on Wheels, using Drop in, receiving weekly phone calls, Outreach participants.
- Questionnaires filled in on Survey Monkey.
- Focus Groups eg Traveller Group etc.

Consultation also took place with relevant agencies including

- School Principals & TY Coordinator
- PHNs
- Mental Health Centre Manager
- Cranmor Manager and Service Users
- Youth reach Coordinator

- Foróige Leaders
- South West Mayo Development Company CEO & Board & Project Workers
- FAS CE Supervisor
- RSS Supervisors
- TUS Supervisors

- Youth Booth Committee.
- Relevant TUSLA Staff.
- Various local Organisations

WORK THAT NEEDS TO BE CONTINUED	NEW AREAS OF WORK THAT HAVE BEEN PRIORITISED
Community Based Family Support Drug & Alcohol Family Support Parent & Toddler / Mother & Baby Counselling Service Play Therapy Sports Hub Internet Café / Computer use / Computer Tuition Community Garden Men's Shed Youth Café Meals on Wheels Befriending Service Community Bingo Telephone Befriending Service Outreach Clinics provided by Staff from Tacú to Shrule / Glencorrib / Tourmakedy Drop-in Support Service Admin service including Photocopying / Faxing / Typing / CV Community Art Workshops Outreach services provided by other Agencies in Tacú South West Mayo Development Co. MABS. CIS. Mayo Women's Support Services	Homework support Music & computer classes for children Training for careers Training courses for travellers Support for carers in the community. More development of Men's Shed Visitation service for the elderly;- Odd job service for elderly; Big sister-Big Brother for youth; Development of support groups eg cancer support/bereavement support; More development of art/cultural activities Exhibition space which local artists could avail of Visitation to older people, Outreach to Clonbur Parenting and socialising Continued support of mental health initiatives Highlight an event around World Mental Health Day Develop a "boys" group @ Youth Booth offering alternative activities such as creative writing, media, editing, production, etc. More information on men "young" health – more awareness campaigns, mental health, etc. Using music as a means of communication & also promoting positivity. More networking opportunities for youth – locally &nationally.
	More positive male influence in Youth Centre- staff/volunteers

Tacú's vision is of an inclusive and equitable community that values individuals, families and community groups, enabling and celebrating their contribution to society.

Mission Statement

Tacú Family Resource Centre provides an appropriate and integrated response to the identified needs of individuals & families of the area in a caring manner that is egalitarian, non-judgemental and has an anti-poverty, anti-exclusion focus.

Guiding Principles / Statement of Values

Tacú Family Resource Centre will ensure certain basic values are manifest in how we work.

• A commitment to Family Support & Community Development

This will involve us staying true to the principles of equality, social justice, to recognising that the resources of society are distributed unequally to the disadvantage of certain groups, to participation, inclusion, and recognising the capacity of all members of society to work together. A commitment to these values will also reflect in our approach to our work that will emphasise working with people in situations of greatest disadvantage. This work will be done with people rather than for them and will seek to develop people's capacity to help themselves.

- Tacú Family Resource Centre is committed to promoting a project that:
 Is accessible and relevant to Individuals, families & Community Groups that we are
 - contracted to work with.

 Accommodates diversity and needs and aspirations specific to particular groups of pe
 - Accommodates diversity and needs and aspirations specific to particular groups of people covered under the Equality Legislation.
 - Seeks equality of outcome.
 - Promotes positive action to ensure equality outcomes.
 - Ensures that no one is discriminated against by virtue of their gender, family status, marital status, religion, age, and race, membership of the Traveller community, sexual orientation or disability.



Project Outcomes







TACU'S PROJECT OUTCOMES	LINKED TO NATIONAL PROGRAMME OUTCOME(S)
1. Individuals families & Community Groups are supported to be healthy both physically and mentally	Healthy, both physically and mentally.
2. Individuals, Families & Community Groups have access to a range of training and education opportunities locally.	Supported in active learning.
3. Isolated members of the community are connected, included, and feel save in their community.	Safe from accidental and intentional harm / Secure in the immediate and wider physical environment.
4. Individuals, Families and Community Groups are actively engaged with, and passionate about, their local community & have the capacity to influence policy at local, regional and national level.	Part of positive networks of family, friends, neighbours and the community / Included and participating in society.
5. Individuals, Families & Community Groups in the South Mayo area have access to a range of opportunities to ensure they can be economically secure.	Economically secure.





FRC Management

NAME	ROLE	Profile
Milda	Director	Involved in the International Women's Group and is employed in
Jemeljanova,		Tesco who we are one of our partners with Food cloud
Mike Emsen	Secretary	Mike has extensive experience in HR
West		
Peter	Director	Peter is an Advocate for the Polish Community.
Kucharski,		
Breege	Director	Breege has completed 5 years on a CE Scheme and is involved in
Dempsey		Caring for Older People in the Community.
Ger Bailey	Chairperson	Ger was instrumental in setting up the AWARE Support Group in
		Ballinrobe and is a Facilitator.
Sean Dowling	Treasurer	Sean is involved in setting up the Men's Shed.
Gerard Butler	Director	Gerard is involved in the cycling club and with young people
		through his training in schools.
Maureen	Director	Maureen was on a CE scheme in the Resource Centre for over 7
Doherty		years and is a great advocate of Older people and people living in
		rural isolation.
Richard	Director	Richard has extensive experience of working in diverse settings.
Hennelly		

FRC Sub-Committees

NAME OF			Terms of Ref.
SUB-COMMITTEE	MEMBERSHIP	OVERALL PURPOSE	Yes / No.
1.Health & Safety	Sean Dowling	Help promote health & safety	
Including COVID	Mary Langan	awareness in Tacú, Maple Youth	Yes
Protocols	Paula Walsh	Centre.	
	Mary Jackson		
2. Finance	Mary J	Coordinates the Board's financial	
	Michelle	responsibilities.	Yes
	Sean Dowling		
	Mike Emsen West		
3. Staff Liaison	Breege Dempsey	To provide a forum for Staff support &	
	Mike Emsen West	supervision.	Yes
4.Garda Vetting	Mary Langan	To support the garda vetting system	Yes
	Mary Jackson	within the FRC.	
	Ger Bailey		

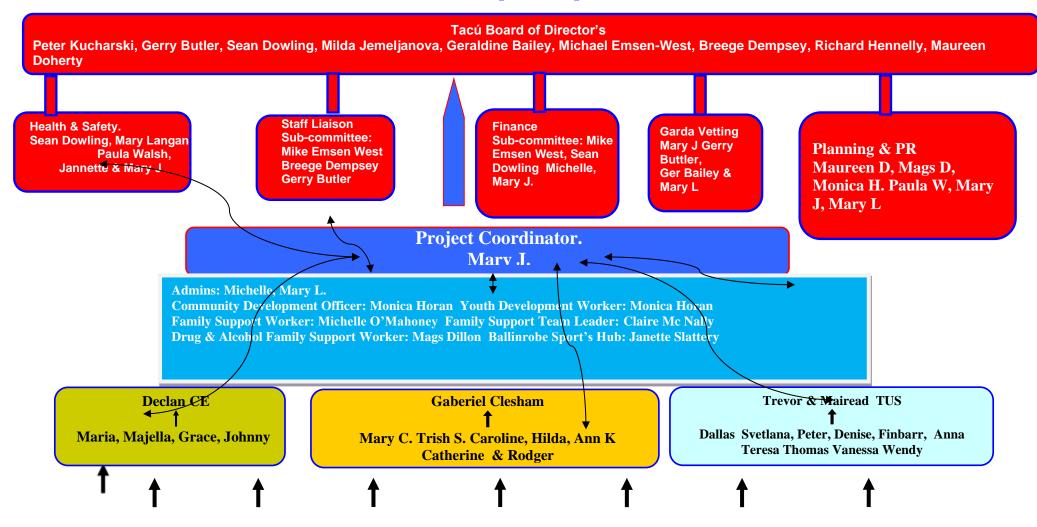
Local, Regional & National Interagency Working Groups & Networks

Local, Regional & National Interagency Working Groups & Networks						
NAME OF			Terms			
INTERAGENCY	MEMBERSHIP	OVERALL PURPOSE	of Ref.			
WORKING GROUP			Yes/No.			
National Forum of FRCS	4 Reps for the 8 Regional of the	To be a voice for the National Programme	✓ ×			
	National FRC Programme as	To be a voice for the reasonal frogramme				
	well as the agreed elected					
	Executive					
Western Regional Forum	2 Reps from each of the 15	To be a voice for the National Programme and	√			
of FRCS	FRCS in Mayo, Galway &	to feed in the views of the Region at national				
of Thes	Roscommon	level				
Western Region DV	11000011111011		✓			
network						
Western Region LGBTI+			✓			
Network						
Social Inclusion and	Mayo Co. Co, SWMDC, MPH	To combat poverty and social exclusion.	✓			
Community	Mayo North East, FRCS	The second secon				
Development Working	Claire Island LCDP, MIA SW					
Group of LCDC						
East & West Mayo CFSN	Mayo Community Based	To provide professionals working with	✓			
	Family Support Project.	Children & Families in the East & West Mayo				
	AWARE; Sec. & Primary	area with Networking opportunities,				
	Schools. Preschools. Foróige					
	PHNs; Vincent de Paul; Mayo					
	Drug Servic); Mayo North East,					
	CURUM, TUSLA Garda,					
	SWMDC, FRCS Youthreach;					
	MABS Mayo Womens Support					
	Services; McCaffrey, Mayo					
	Adult Counselling Services;					
	Mindspace Mayo; HSE, NLN,					
	ED. & Welfare, Social Welfare,					
Mayo Suicide Prevention	Health and Wellbeing, HSE,	To co-ordinate, develop and support good	✓			
Alliance	Mayo Mental Health Services,	practice in the area of suicide				
	Garda, Mayo Travellers Support	prevention/mental health promotion in County				
	Group, Mayo County Council,	Mayo. Mayo Suicide Prevention Alliance				
	TUSLA, CYPSC, Mindspace	ascribes to the values of inclusiveness,				
	Mayo, Mayo FRC, Mayo	empowerment and transparency.				
	Mental Health Association,					
	Counselling services and Mayo					
	Suicide Liaison Project, Family					
	Centre, Castlebar, Resource					
	Officer for Suicide Prevention,					
	HSE West, Youth Officer, Mayo					
	ETB, Representative of					
	Families Bereaved by Suicide,					
	Representative of the LGBT					
	community					

Advisory Groups

Advisory Groups				
NAME OF	OUR MEMBERGHIR OVERALL BURDOGE		Terms of	
ADVISORY GROUP	MEMBERSHIP	OVERALL PURPOSE	Ref.	
2. Friends of Tacú	Nancy Hacket	To work together to enable older people, people	✓	
	Maureen Doherty	with a disability, carers and those living in rural		
	Maura McGrath	areas to live more independently in the		
	Mary Jackson	community by focusing on the social,		
4 I LUCNE And Dugiosa	Mary Langan	recreational & their physical needs.	./	
4. LUISNE Art Project	Mayo Arts Squad.	The steering committee ensures the project	V	
Steering committee.	Cranmor Training Centre Western Care	embraces a very particular process and methodology. The artist/facilitators offer support		
	Tacú	and mentoring in a creative & artistic		
	Mayo Co. Co.	environment where exploration and creativity		
	Artist	are at the heart.		
5. Youth Advisory	Aitust	To work with the Youth Development to design	In	
Committee		and implement programmes for the Youth.	Process	
6. Foster Care	FRCS	and implement programmes for the Touti.	√	
Committee	TUSLA			
	Western care Principal Social			
	Worker			
	MTSG			
	MIA			
	HSE			
7. Board of SWMDC	Community Peps	To oversee the work of South West Mayo	✓	
	Environmental Reps	Development Company		
	Mayo Co Co			
	SW			
	HSE			
	Gealtach Rep			
CYPSC Family Support	Home School Liaison;	To develop agreed projects to promote	✓	
Sub-group	Foroige; MIA; School	participation of children/young people/parents		
	Completion Project; FRCs;			
	MTSG; Child Protection	To promote awareness of family support		
	Social Work; Tusla fS	services in the county		
	Manager; Chlidren First			
	Office; CYPSC Coordinator;			
Common Sense	Early Years; CBFSS Tusla FS Manager; Foroige;	To oversee the training, delivery and general	√	
Parenting Programme	PHNs; Family Focus; CBFSS	support of the Common Sense Parenting	•	
Sub group	111113, 1 anning Focus, CDF35	Programme in County Mayo		
Mol an Oige	Tusla Child Care Manager, FS	To oversee Mol and Oige programme in the	√	
Management Committee	Manager; Family Focus;	county; ensuring Model Fidelity; providing	•	
	Psychology; Foroige; CBFSS;	ongoing training to staff and management of		
	SW Principal;	projects using Mol an Oige Model of therapeutic		
	~ · ·	family support interventions in the county		
		ranning support interventions in the county		

Tacú FRC & Maple YC Operational Chart



Internal Policies & Procedures

General Policies and procedures	Yes	No	In	Ratified
gonorui i onvios una proceduros			Process	
Child Protection Policy	X			
Anti-racism Code of Practice	X			
Code of Practice relating to Domestic Violence	X			
Equality Policy	X			
Code of Practice for working with Lesbian, Gay,	X			
Bisexual and Trans Communities				
Policy for Groups using the Centre	X			
An Internet Use Policy	X			
Data Protection Policy	X			
Public Relations / Media Policy			X	
CORPORATE GOVERNANCE / POLICIES	Yes	No	In	Ratified
AND PROCEDURES RELATING TO THE			Process	
VOLUNTARY BOARD OF DIRECTORS				
Volunteer Policy	X			
Terms of Reference for Sub-Committees,	X			
Working Groups and Advisory Groups (incl.				
Finance and Staff Sub-Com's)				
Financial Policies and Procedures	X			
Confidentiality Policy	X			
Recruitment of Volunteer Directors	X			
Turnover of Volunteer Directors	X			
Board Meetings without staff present	X			
Conflicts of Interest	X			
Non-attendance at Meetings	X			
Not acting in the best interests of the Company			X	
POLICIES AND PROCEDURES	Yes	No	In	Ratified
RELATING TO EMPLOYMENT			Process	
Health and Safety Statement and Policy	X			
Staff Hand Book	X			
Bullying and Harassment Policy (Including	X			
Sexual Harassment)				
Dignity and Respect at Work	X			
Disciplinary and Grievance	X			
Recruitment and Selection	X			
Supervision and Support	X			
Time off in lieu	X			
Family Friendly Work Arrangements	X			
Options Related to Work Hours		X		
Statutory / Non Statutory Leave Arrangements				
Employment or Career Breaks		X		

POLICIES AND PROCEDURES	Yes	No	In Process	Last
Youth Centre				Updated
Drop In policy	X			
Drug and Alcohol policy	X			
Face book and Social Media policy	X			
Group Work policy	X			
Incident policy	X			
Case Work policy	X			
Outreach work policy	X			
Confidentiality Policy	X			
Complaints procedure for project volunteers			X	
Child protection statement	X			
Energy Drinks policy	X			
Health and safety statement	X			
Child development policy	X			
Sexual Health policy	X			
Complaints procedure			X	
Equality and anti-discrimination policy			X	
Fire Drill	X			
Smoke free workplace policy	X			
Outings Policy			X	
Photographs policy			X	
Equal Opportunities statement			X	
Recruitment of volunteers policy	X			
Staff and Volunteer policy	X			
Responding to Intimidation Policy	X			



Turnover of Directors

According to our Articles of Association the minimum number of Directors with which the company proposes to be registered is 7 and the maximum 15. This number may increase and decrease from within these margins at any time during the year.

The members of the Board of Directors are drawn predominantly from the community. The Board of Directors are the same individuals as the Management Committee.

- At the first Annual General Meeting of the Company, all the Directors shall retire from office and at the Annual General Meeting in every subsequent year one-third of the Directors for the time being, or if their number is not three or a multiple of three, then the number nearest one-third, shall retire from office.
- The Directors to retire in every year shall be those who have been longest in office since the last election, but as between persons who became Directors on the same day, those to retire shall (unless they otherwise agree amongst themselves) be determined by lot.
- A retiring Director shall be eligible for re-election.
- The Company, at the meeting at which a Director retires in manner aforesaid, may fill the vacated office by electing a person thereto, and in default the retiring Director shall, if offering himself for re-election, be deemed to have been re-elected, unless at such meeting it is expressly resolved not to fill such vacated office or unless a resolution for the re-election of such Director has been put to the meeting and lost.
- No person other than a Director retiring at the meeting shall, unless recommended by the Directors, be eligible for re-election to the office of Director at any general meeting unless, not less than three nor more than 21 days before the date appointed for the meeting, there has been left at the office notice in writing, signed by a Member duly qualified to attend and vote at the meeting for which notice is given, of his intention to propose such a person for election, and also notice in writing signed by that person of his willingness to be elected.
- The Company may from time to time by ordinary resolution increase or reduce the number of Directors, and may also determine in what rotation the increased or reduced number is to go out of office.
- The Directors shall have power at any time, and from time to time, to appoint any person to be a Director either to fill a casual vacancy or as an addition to the existing Directors, but so that the total number of Directors shall not at any time exceed the number fixed in accordance with these Articles. Any Director so appointed shall hold office only until the next Annual General Meeting, and shall then be eligible for re-election, but shall not be taken into account in determining the Directors who are to retire by rotation at such meeting.
- The Company may by ordinary resolution of which extended notice given in accordance with Section 142 of the Act remove any Director before the expiration of his period of office, notwithstanding anything in these Articles or in any agreement between the Company and such Director. Such removal shall be without prejudice to any claim such Director may have for damages for breach of any contract of service between him and the Company.
- The Company may by ordinary resolution appoint another person in place of a Director removed from office under Article 50. Without prejudice to the powers of the Directors under Article 49 the Company in general meeting may appoint any person to be a

Director, either to fill a casual vacancy or as additional Director. A person appointed in place of a director so removed or to fill such a vacancy shall be subject to retirement at the same time as if he had become a Director on the day on which the Director in whose place he is appointed was last elected a Director.

In addition to the Articles of Association we have a Policy in place and ratified by the Board on the Rotation of Directors. This Policy states that:

Criteria for membership are:

- An interest in and/or understanding of community development and family support
- Interest in specific areas of the Project's work
- Representation of the Project's target groups
- An awareness of the issues affecting the local community
- An understanding of Community Development, social exclusion, poverty and inequality
- A willingness to participate in appropriate training
- An ability to work as part of a team and to listen
- A willingness to make the time to attending meetings, planning and review days
- An interest in promoting the Project and its work in a positive way
- A commitment to supporting the staff in the Project

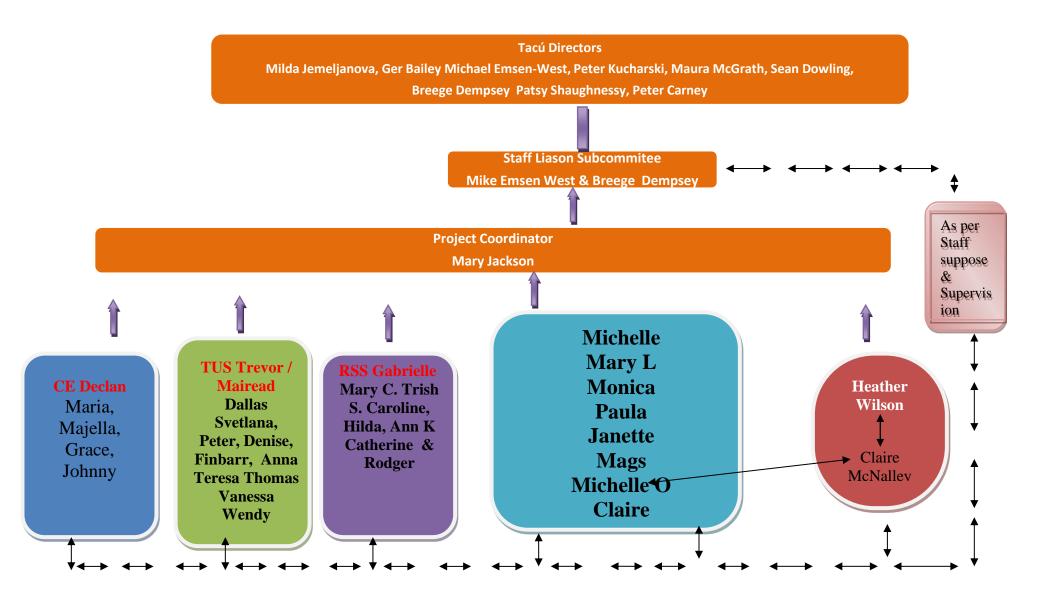
Strategy to recruit new Management Committee members

- Existing members may pro-actively selecting / targeting people
- Through involvement in a sub-committee / working group
- Through self-selection if someone declares their interest

In the case of self-selection – potential new members will be asked to provide references (from other community / voluntary groups or an employer) if they are not known by anyone on the management committee.

The Policy also states that the 7 years is the maximum time that a Director can hold Office by which time the Director must step down for a minimum of 1 year.

Staff Support & Supervision Structure



Budget

General Expenditure					
	YEAR 1	YEAR 2	YEAR 3	Year 4	Year 4
Salaries					
Travel and Subsistence					
Rent					
Refuse Charges					
Office Supplies					
Postage					
Equipment Hire/					
Leasing/Servicing					
Light & Heat					
Insurance					
Telephone					
&Communications					
Programmed Costs					
Bank Interest &					
Charges					
Auditing / Accounting					
Fees					
Legal fees					
General Services					
Miscellaneous Expenses					
Recruitment advertising					
Management and staff					
training and support					
Repair & Maintenance					
TOTAL					