



An tÚdarás Rialála Comhlachtaí Tithíochta Ceadaithe Approved Housing Bodies Regulatory Authority

ICSH Biennial Social Housing Conference
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The **Housing (Regulation of Approved Housing Bodies) Act 2019** provides for the regulation of Approved Housing Bodies (AHBs) for the purposes of protecting housing assets provided or managed by such bodies.

It seeks to support stronger governance, financial management and reporting, property and asset management, and tenancy management by AHBs, with a focus on safeguarding investment being made in the delivery of social housing by AHBs. **Central to this**, is the establishment of the Approved Housing Bodies Regulatory Authority.



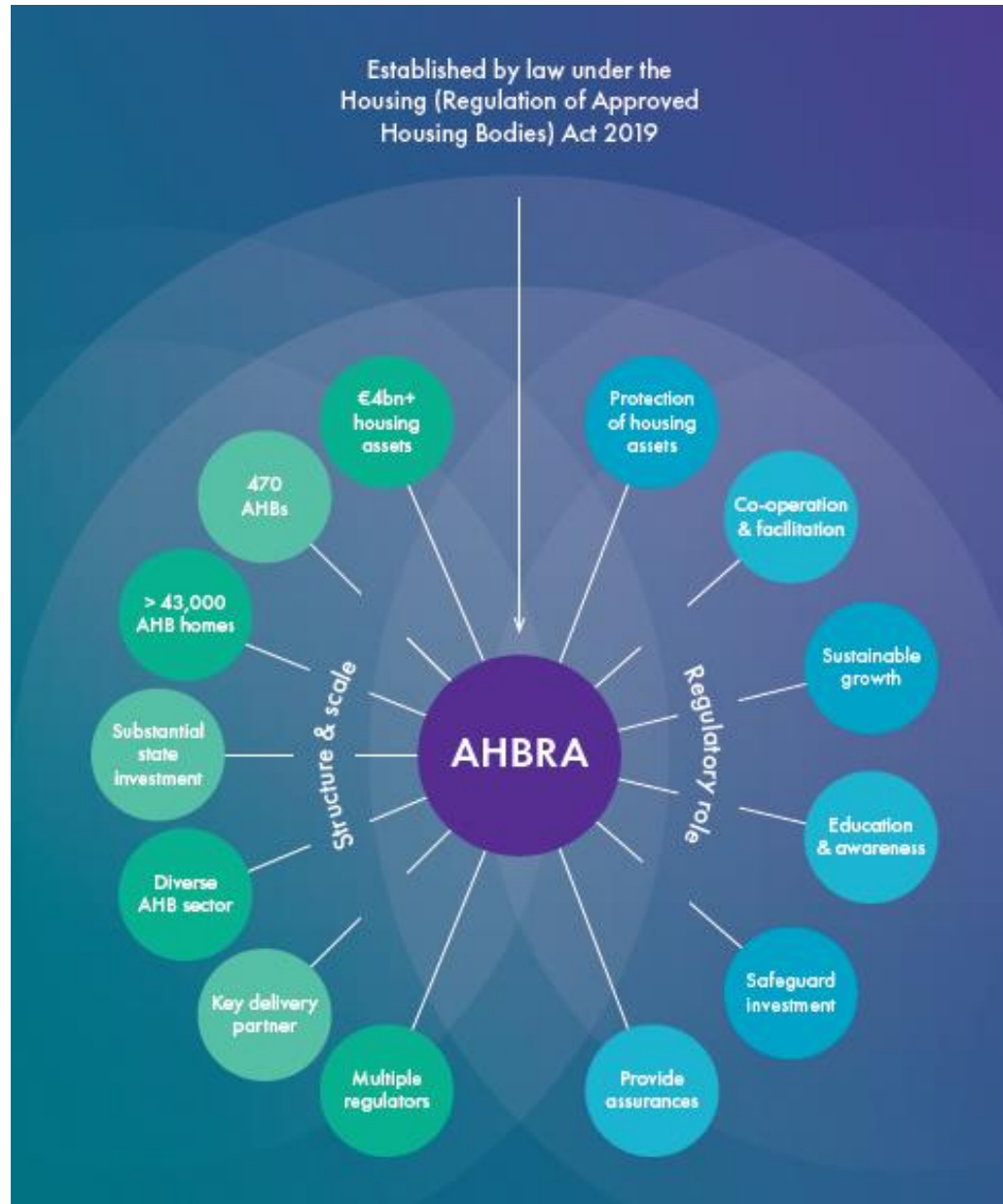
AHBs play a vital role in the provision of social housing in Ireland. This important not-for-profit sector continues to expand significantly and play a leading role in the supply of new social housing.

.....increased demand for housing, the change in funding mechanisms and the requirement for the AHB sector to attract more diversified funding, have changed both the delivery and risk profiles of AHBs.

Statutory regulation will be positive for AHBs, tenants, potential investors and other stakeholders. It will enable the protection of housing assets, safeguard public investment, encourage private investment and promote long-term strategic thinking in the provision of social housing.

Experience in other jurisdictions has indicated that well-designed regulation can foster stakeholders' confidence and create an environment that encourages growth and innovation.

Regulatory context



AHBRA's Functions





Our Vision

Our vision is of a sector in which AHBs demonstrate best practice in the areas of governance, finance, property and tenancy management and who provide quality homes for their tenants.



Our Mission

Our mission is to protect housing provided and managed by AHBs, through effective regulation.



AHB Sector



Large & Growth



Care & Support



Homelessness



Small AHBs

The Sector

- Approx. 450+ AHBs on DHLGH register
- Sector diversified & layered
- Historically grant funded, majority AHBs reliant on Government funding
- Concentrated growth - reliance on a few AHBs
- Independent legal entities, mainly with Charitable status
- Changing profile of the sector, delivery and financing
- Sustainability and viability is vital

Differing delivery models

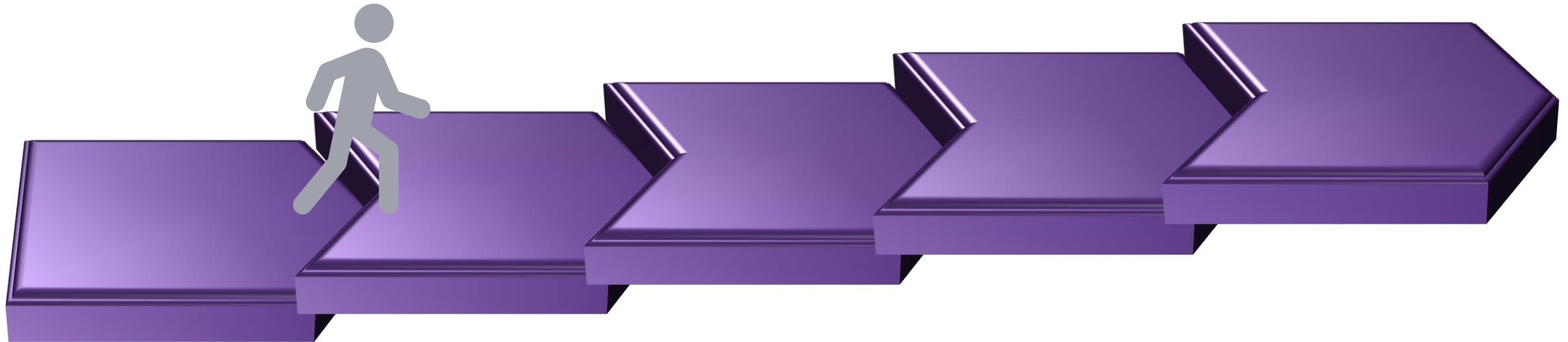
- Small cohort of large and developing AHBs
- Care & Support AHBs mainly funded by HSE, housing minor element
- Homelessness AHBs reliant on multiple funders, including fundraising
- Small AHBs account for high volume of AHBs but not stock



- ❑ Good governance is corner stone to sustainability
- ❑ Financial viability – critical
- ❑ Provision and management of existing homes
- ❑ Demonstrating viability for the longer-term
- ❑ Assisting tenants in the sustainability of their homes
- ❑ Growth must be planned and sustainable
- ❑ Demonstrating capacity and capability

Ensuring the sustainability of both current and future homes

A phased approach



Communication &
Awareness

Strategic
Statement

Draft Standards

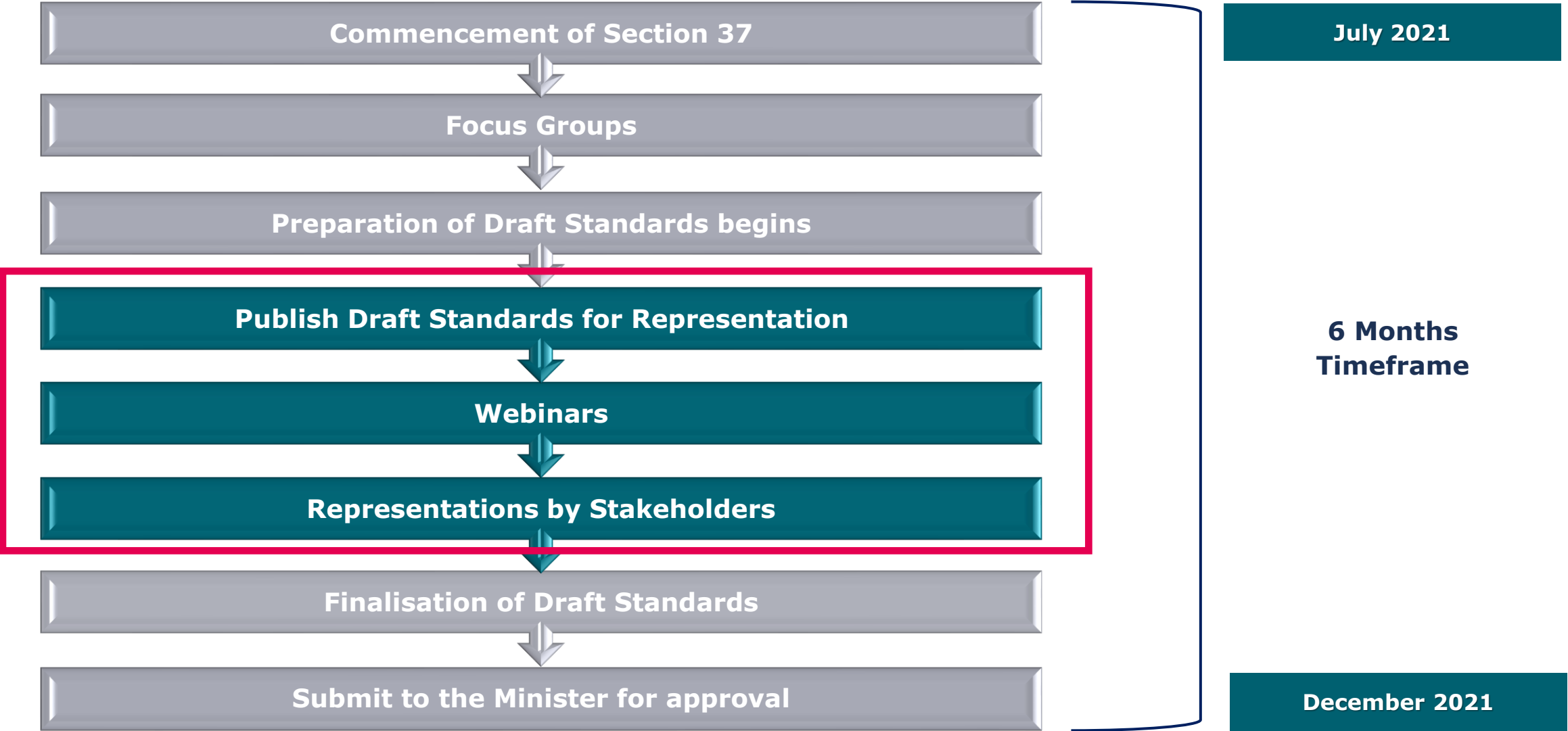
Education &
Guidance

Regulatory
Framework &
Approach

Regulatory Framework



Important Timelines





- ✓ AHBRA– phased approach
- ✓ Familiarise yourselves with Draft Standards
 - Attend Webinars
 - Understand the wider regulatory framework
 - Make representations, as appropriate
 - Engage with the Regulator
- ✓ Ensuring good governance, financial viability, with a focus on tenants, property and asset management = Sustainable organisations
- ✓ We will continue to actively communicate

Contact Details



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To join our webinars/*mailing list* contact communications@ahbregulator.ie

For continuous updates please view our website: www.ahbregulator.ie



THANK YOU