



An tÚdarás Rialála Comhlachtaí Tithíochta Ceadaithe Approved Housing Bodies Regulatory Authority

Notifiable Events – 5 things you should know

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Tithíochta Ceadaithe

Approved Housing Bodies
Regulatory Authority



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

AHBRAs Functions



Strategic Statement 2021-2024

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 Values



Integrity



Independent,
proportionate and Fair



Accountable and
Transparent



Co-operative



Innovative

Our Mission

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

Our Five Strategic Objectives

Reliable and efficient AHB Registration framework

Proportionate standards and compliance frameworks

Transparent and consistent risk-based regulation

Consistent and effective communication with our stakeholders

An agile, flexible and accountable organisation

Notifiable Events – 5 Things You Should Know



1. What is a Notifiable Event?
2. When should an AHB notify AHBRA?
3. How to notify AHBRA?
4. Who should notify AHBRA?
5. What action will AHBRA take?

What is a Notifiable Event?



A Notifiable Event is a material, significant, or exceptional issue, event or change within an organisation

Examples of Notifiable Events*

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Consideration of Disposal
of Assets



Serious risk to a tenant



Consideration of
Mergers / Acquisitions



Key Personnel Changes



Criminal or Regulatory
Investigation



Changes to constitution



Fraud or theft



Reduction in
income / funding



Liquidity issues

***Non-
exhaustive
list!**

Notifiable Events Guidance

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Notifiable Events

Guidance for AHBs

ahbregulator.ie



AHBRA
Notifiable Events – Guidance for AHBs

2. Examples of Notifiable Events

As set out above, a Notifiable Event is a material, significant, or exceptional issue, event, or change within the organisation, which must be notified to AHBRA. In considering whether an event is a Notifiable Event, an AHB should consider the level of risk and potential impact on the organisation. Examples of events where the AHB may be expected to contact AHBRA include, but are not limited to the following:

Examples of Tenancy & Asset Management Notifiable Events

- Board consideration of a significant disposal of assets
- Material breaches of health and safety which present significant risk to tenant safety
- Report findings that there is a serious risk of accident or injury to a tenant in their home (for example, fire inspections)
- Threat of a major service delivery failure (for example, contractor goes into liquidation)
- Adverse reports by a regulator or state agency relating to key services provided to tenants
- Any significant natural disaster that impacts on the AHB's business (for example, fire, flood, building collapse)
- Adverse internal or external reports relating to key services provided to tenants
- Adverse internal or external reports relating to the management of property by the AHB
- Unfavourable determination in a case with the RTB
- Where the AHB becomes aware of potential negative media coverage about the AHB, which may impact its reputation, or the reputation of the AHB sector
- Any other events which could give serious cause for concern

Examples of Governance Notifiable Events

- Board consideration of mergers or acquisitions with other AHBs
- Resignation or dismissal of a Chair, CEO or Finance Director
- Proposed dismissal of a Chair, CEO or Finance Director
- Proposed removal of any Board member by the AHB
- Where the AHB becomes aware of actual or potential non-compliance with the Standards for AHBs
- Serious issue regarding a parent, subsidiary or connected organisation
- Serious complaint, allegation or disciplinary investigation involving a director or senior executive
- Senior executive is absent for a prolonged period of time
- Breach of code of conduct by director(s)
- Plans to set up a non-subsidiary or re-structure within with the current group structure
- Breach or potential breach of charitable obligations
- Whistleblowing allegations within an AHB



2. Examples of Notifiable Events

As set out above, a Notifiable Event is a material, significant, or exceptional issue, event, or change within the organisation, which must be notified to AHBRA. In considering whether an event is a Notifiable Event, an AHB should consider the level of risk and potential impact

Does the event:

- Seriously affect the interests or safety of tenants?
- Result in a substantive change to the organisation or its strategy?
- Create a significant risk to the governance and financial health of the organisation?
- Result in non-compliance with the Standards for AHBs ?
- Impact the reputation of an AHB, or the AHB sector?
- Materially affect the organisation's status as an AHB?

- Senior executive is absent for a prolonged period of time
- Breach of code of conduct by director(s)
- Plans to set up a non-subsidiary or re-structure within with the current group structure
- Breach or potential breach of charitable obligations
- Whistleblowing allegations within an AHB

What is a Notifiable Event?



A Notifiable Event is a material, significant, or exceptional issue, event or change within an organisation

When should an AHB notify AHBRA?



How to notify us?

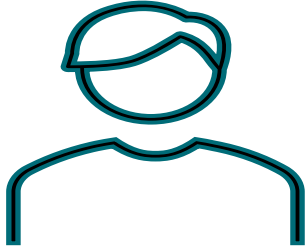


- **In writing via email -**

info@ahbregulator.ie

- **Include:**
 - The nature of the Notifiable Event
 - The likely consequences of the Notifiable Event (who may be affected and how?)
 - When is the event expected to occur / when the AHB became aware of the event ?
 - What risks (if any) have been identified?
 - What action (if any) is proposed to mitigate such risks?
 - Any other relevant parties that have been notified

Who should Notify AHBRA?



Chief Executive /
Chair of the Board

- Performance and service delivery
- Financial and funding matters



Chair of the Board

- Governance issues
- Significant organisational change

What action will AHBRA take?



Acknowledge



Consider



Determine
Response

What action will AHBRA take?



No action required



Seek further clarification



Ongoing Monitoring



AHBs should:

1. Familiarise themselves with the Notifiable Events Guidance
2. Know what a Notifiable Event is
3. Notify us as soon as possible if a Notifiable Event arises
4. Know who is responsible for notifying us
5. Actively manage the event

Notifiable Events Guidance

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- <https://www.ahbregulator.ie/for-ahbs/notifiable-events/>
- info@ahbregulator.ie

