

**An tÚdarás Rialála Comhlachtaí
Tithíochta Ceadaithe**

Approved Housing Bodies
Regulatory Authority



An tÚdarás Rialála Comhlachtaí Tithíochta Ceadaithe Approved Housing Bodies Regulatory Authority

*Housing Practitioners' Conference
Friday, 27th May 2022*

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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

Our 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



AHB Sector



Large & Growth



Care & Support



Homelessness



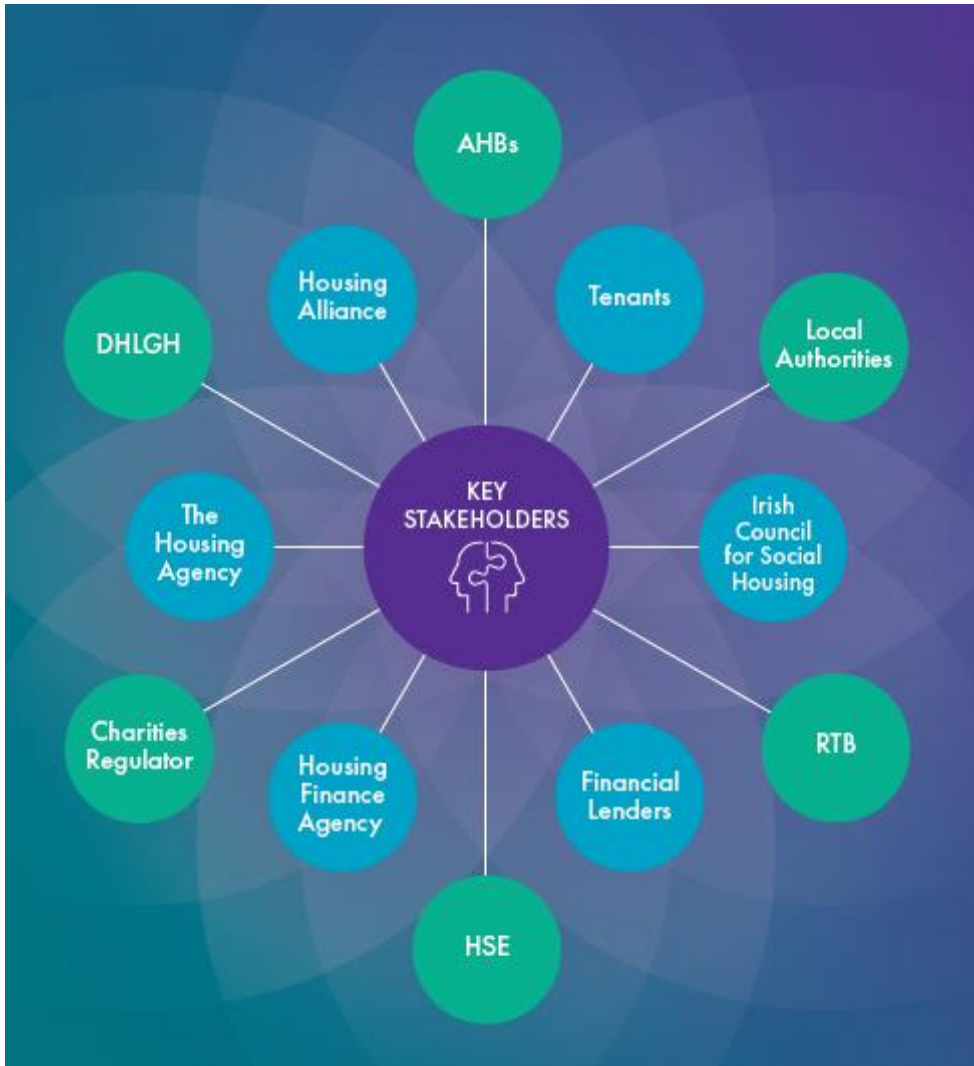
Small & Micro AHBs

The Sector

- 450 AHBs deemed registered
- Sector diversified & layered
- Historically grant funded, majority AHBs reliant on Govt funding
- New growth is concentrated and debt financed
- Interlinked with Local Authorities
- AHBs significant partner in Housing for All
- Differing Risk Profiles

Differing delivery models

- Small cohort of large professional AHBs
- Care & Support AHBs mainly funded by HSE, housing minor
- Homelessness AHBs reliant on multiple funders, including fundraising
- Large cohort of community and parish based AHBs



The AHB sector is complex and layered, with a large number of AHBs differing in size, scale, delivery models, funding structures and risk profiles.

We have entered a multifaceted regulatory environment with 31 local authorities, several regulators, funders and oversight agencies

RFI – Data Analysis & information

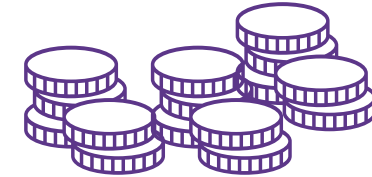


Breakdown	No. of AHBs	No. of Dwellings*
< 20	178	1,497
> 21 < 50	88	2,690
> 51 < 300	36	4,295
> 301 < 1,000	12	6,553
> 1,001	8	35,515
Total:	322	50,550

*As reported by AHBs



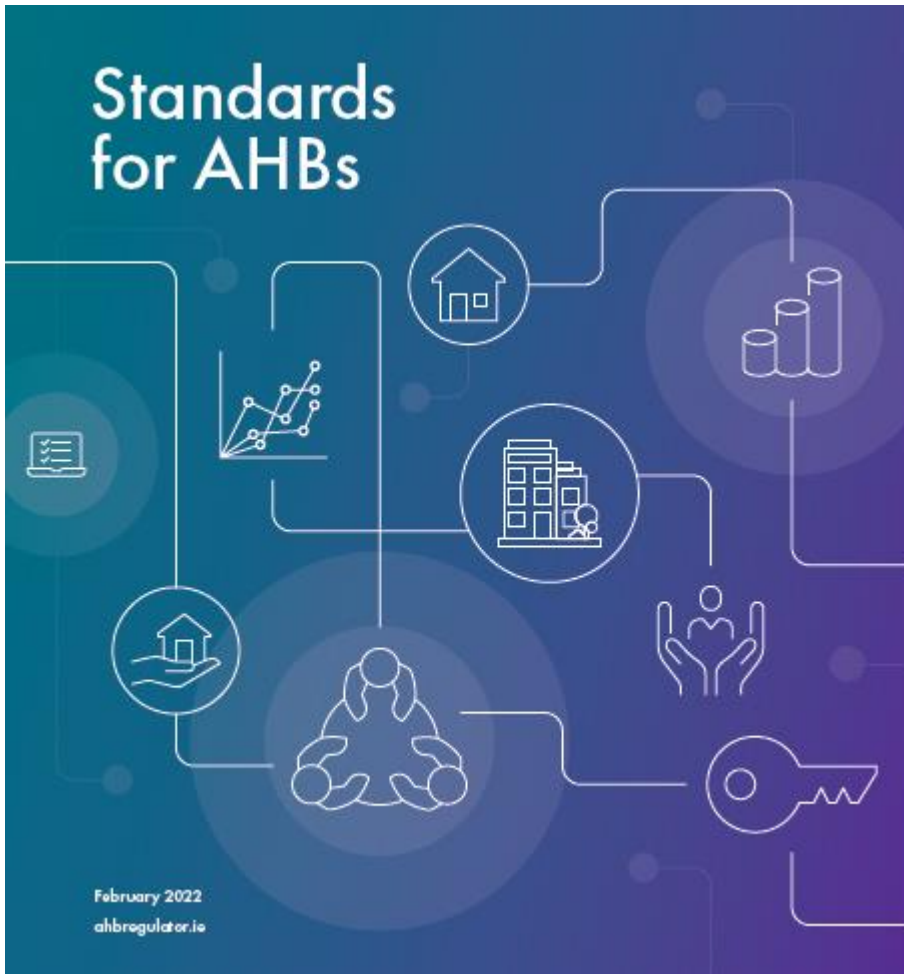
€1.3bn Income
€879M state funding



50,550 dwellings
€5.1BN - Assets

Regulatory Journey





- ✓ Four areas of focus:
 - ❑ Tenancy Management
 - ❑ Asset Management
 - ❑ Financial Management & Financial Reporting
 - ❑ Governance
- ✓ Standards are outcomes-based
- ✓ Emphasis is on measurable outcomes
- ✓ Risk-based Regulation
- ✓ Standards form part of wider regulatory framework
- ✓ Proportionality

Regulatory Framework



The current environment



HOUSING
VOIDS





- ❑ 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

Regulator seeks....



- Measured, consistent and informed decision-making
- Strong Tenant and asset management focus
- Deliverables and growth aligned to organisations purpose
- Capacity & capability – Landlord, Tenancy, Debt, Treasury, risk management
- Decision making based on accurate and detailed information & data
- Effective governance
- Robust understanding of risk environment
- Consistent, steady, focused AHBs

AHBRA contact details

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