

An tÚdarás Rialála Comhlachtaí
Titheochta Ceadaithe

Approved Housing Bodies
Regulatory Authority



AHBRA

Monitoring Policy

Policy Document – September 2022

ahbregulator.ie

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AHBRA Monitoring Policy

Introduction

Context

The Role of AHBRA

The Approved Housing Bodies Regulatory Authority (“AHBRA”) was established under the Housing (Regulation of Approved Housing Bodies) Act 2019 (“the Act”). The Act 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 the significant public investment being made in the delivery of social housing by AHBs.

AHBRA’s Legal Remit

Section 9 of the Act sets out AHBRA’s functions including monitoring and data collection.

In accordance with Section 9 (1) (d), (i) and (j) of the Act, AHBRA is responsible for monitoring compliance by AHBs with the Act, collecting such information concerning AHBs, as the Regulator considers necessary for the purposes of the performance of its functions, and publishing such information (including statistical information) concerning AHBs, as the Regulator considers appropriate.

AHBRA has designed a Monitoring Policy which describes AHBRA’s approach to the annual monitoring and data collection process in line with our remit under the Act.

Purpose of Policy

The purpose of this policy document is to set out AHBRA’s approach to the monitoring of AHBs which includes the collection of information/data from AHBs, analysis/evaluation of this data, and the publication of statistical information. This document will be revised, 1 year following the effective date, or sooner if required.

Scope

This policy applies to the annual monitoring and data collection process on the performance of AHBs and applies equally to AHBs which have been deemed registered

and those registered with AHBRA following an application made under Section 27 of the Act.

The policy does not extend to the assessment of AHBs, which will be dealt with in AHBRA's Assessment Policies and Procedures¹ therefore the annual monitoring and data collection process is not an assessment against the Standards for AHBs. There will be no 'assessment outcome' associated with the annual monitoring and data collection process.

¹ Currently under development

AHBRA's Approach to Annual Monitoring and Data Collection

Annual Monitoring Process

Collecting and monitoring information on an annual basis will enable AHBRA in the performance of our functions set out in Section 1.1 above. Accordingly, AHBRA has designed an annual monitoring process which includes five key elements, as set out below:



AHBRA's Approach to Data Collection

AHBRA's approach to data collection in the annual monitoring process will be proportionate in line with our strategic objectives, and the approach aims to afford flexibility to AHBs taking into account the size, scale and type of AHB. AHBRA aims to develop effective and efficient data collection methods.

To support AHBs in the submission of the annual monitoring form, AHBRA will provide a supporting manual and hold educational webinars.

What we will do with the information collected

AHBRA will analyse and evaluate the information provided by each AHB. Additionally, AHBRA will combine the data received from all AHBs to undertake an evaluation of reported information across the AHB sector. This will include:

- Conducting an evaluation of information provided to inform the selection of AHBs for future planned assessment programmes.
- Utilising data and information sets to identify common risk areas and trends across the sector.
- Publishing an annual sectoral analysis, which will provide information across the entire AHB sector.
- Tailoring education and guidance in areas where common risks and gaps have been identified.
- Considering benchmarking to identify poor performance triggers across the different categories of AHBs.
- Ensuring contact information held is accurate, up-to-date and complete for individual AHBs.

Publication of Monitoring Information

In line with AHBRA's strategic values of transparency and accountability, AHBRA will publish a Sectoral Analysis Report which will provide an evaluation of performance information across the entire AHB sector. The Sectoral Analysis Report will contain an overview of aggregate data about the sector.

Any information provided by an individual AHB in the Annual Monitoring Form will be treated as confidential. AHBRA will not publish individual monitoring returns from AHBs, unless there is a legal basis² to do so.

Failure to complete and return the Annual Monitoring Form

All AHBs are requested to submit a completed Annual Monitoring Form within the timeline specified by AHBRA.

AHBRA's Governance Standard requires AHBs to be accountable to tenants, the Regulator and other key stakeholders. AHBs must demonstrate openness and transparency, and that they are able to provide good quality, timely and appropriate information relating to the organisation's performance. Therefore, the expectation of AHBRA is that all AHBs will submit a completed Annual Monitoring Form within the timelines specified. A lack of engagement with AHBRA and/or failure to submit

² Please note that AHBRA is subject to the FOI Act 2014. In the event that AHBRA receives a request for information relating to a specific AHB under the FOI Act 2014, AHBRA shall consult with the relevant AHB in respect of the request to identify any information which is not to be disclosed on grounds of confidentiality or commercial sensitivity before making a decision on any FOI request.

information may result in the AHB being referred for regulatory action, as appropriate, which could include a referral for an assessment against the Standards.

In accordance with Section 36 (1) (a) of the Act, the Regulator has the power to give a direction to an AHB requiring it to provide to the Regulator information specified in the direction. AHBRA may consider issuing such a direction where it is considered necessary.

Policy Approval and Review

This policy will be reviewed after 1 year from the effective date (or sooner if required), and every year thereafter. It is the responsibility of the Policy Author to ensure that this document is reviewed and updated, or more frequently where changes to policies or procedures have a material effect on this document.