

**An tÚdarás Rialála Comhlachtaí
Tithíochta Ceadaithe**

Approved Housing Bodies
Regulatory Authority



An tÚdarás Rialála Comhlachtaí Tithíochta Ceadaithe Approved Housing Bodies Regulatory Authority

ICSH Biennial Finance & Development Conference

19 & 20 October 2022

Radisson Blu Hotel, Sligo

Susanna Lyons
CEO, AHBRA

Monitoring & Assessment queries contact
monitoring@ahbregulator.ie

General queries contact info@ahbregulator.ie

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

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

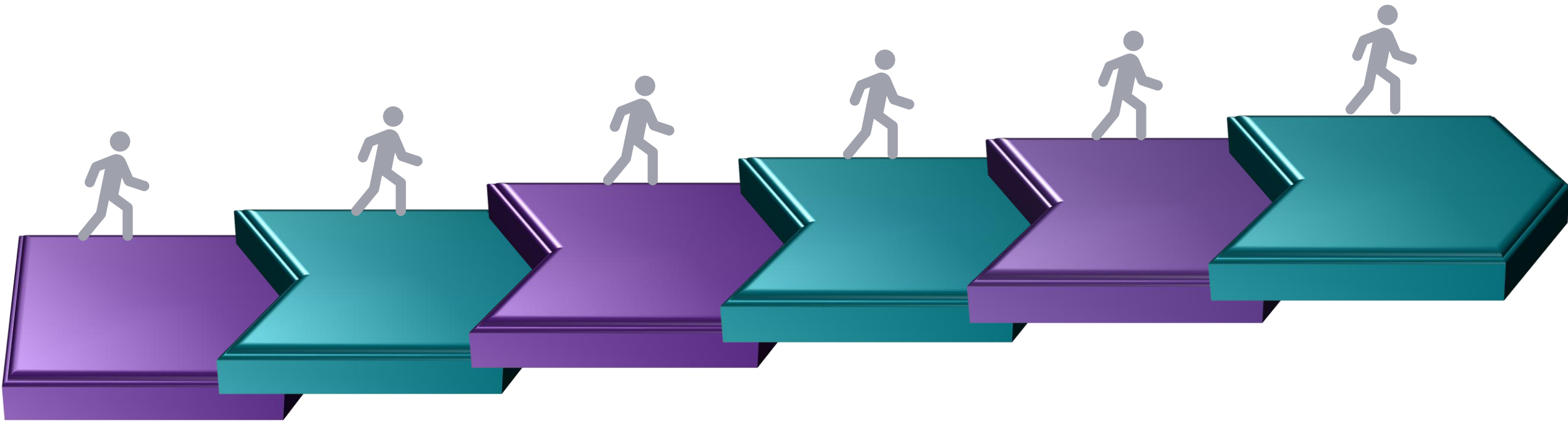
Proportionate standards and compliance frameworks

Transparent and consistent risk-based regulation

Consistent and effective communication with our stakeholders

An agile, flexible and accountable organisation

The Journey so far.....



Strategy

Standards

RFI

Registration

Regulatory
Framework

Monitor &
Assess

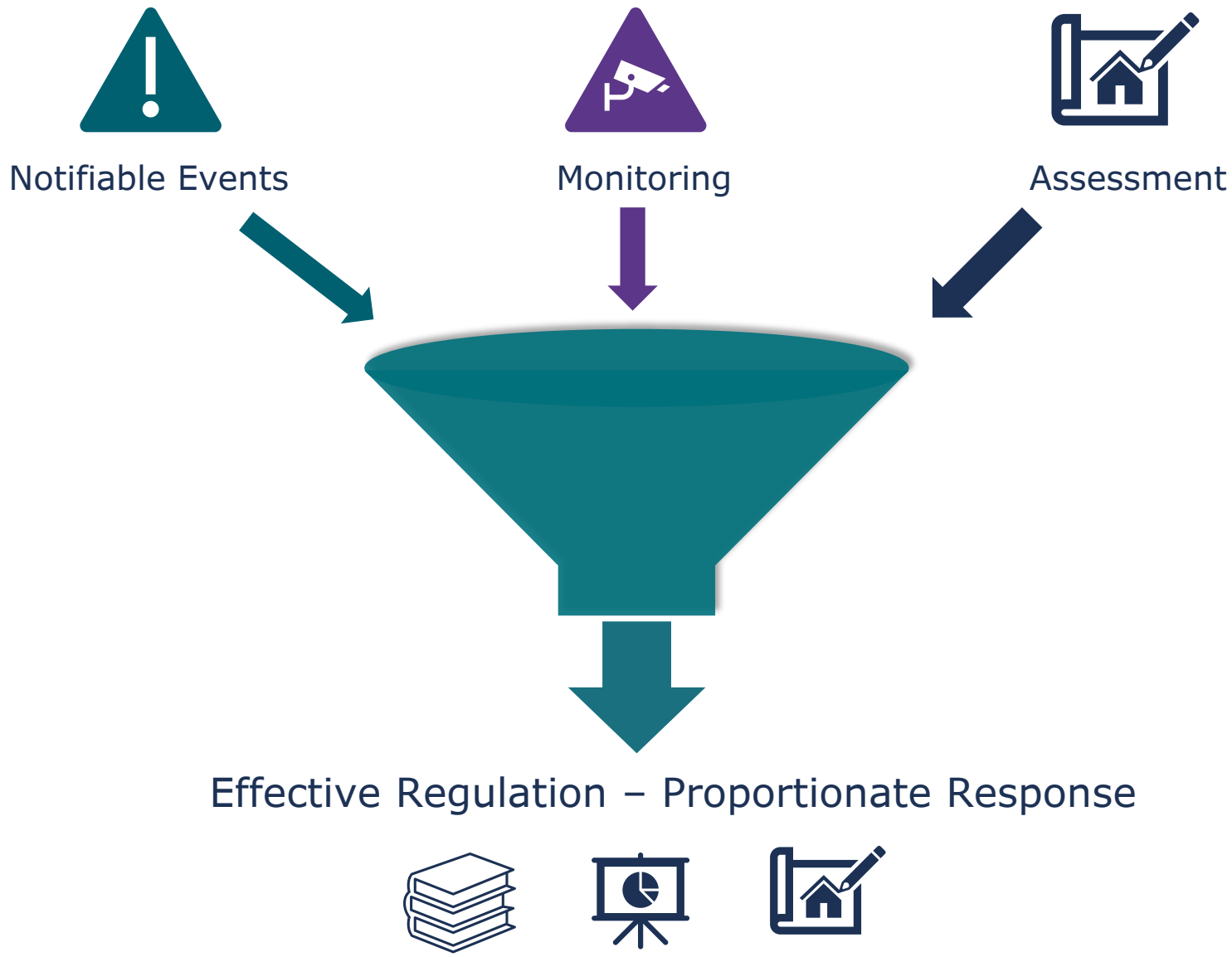


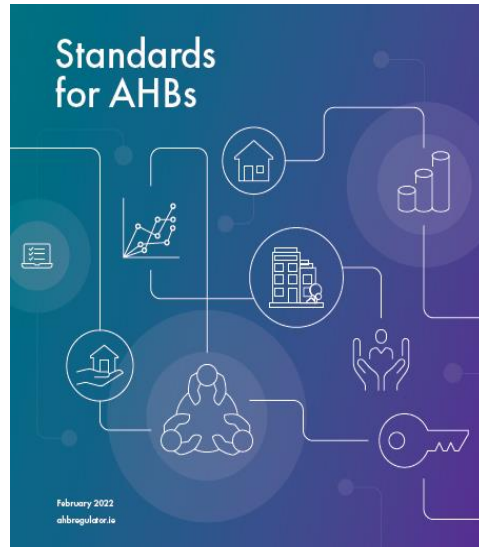
May 2021

Sept 2022

This presentation is not for general circulation and may not be used without the prior written consent of the Approved Housing Bodies Regulatory Authority

Regulatory Framework





- ✓ Tenancy Management
- ✓ Asset Management
- ✓ Financial Management & Financial Reporting
- ✓ Governance

- ✓ Standards are outcomes-based
- ✓ Emphasis is on measurable outcomes
- ✓ End versus the Means
- ✓ Focus on Achievement of certain goals/objectives
- ✓ Assurances & evidence sit with AHB
- ✓ Avoids tick box culture
- ✓ Take account of diversity
- ✓ Flexible – allow for innovation – new approaches
- ✓ Enables Risk-based Regulation
- ✓ Enhances proportionality

Sectoral Analysis



AHB Category	AHBs	%
Micro	132	32%
Small	92	22%
Medium	25	6%
Large	8	2%
C&S	152	37%
Unknown	36	
Dissolved	5	
Totals	450	

Dwellings	%
1,230	2%
3,163	6%
7,721	15%
35,511	69%
4,111	8%
51,736	

Income	%	%(ex)
€7.5M	1%	2%
€23.1M	2%	6%
€135.7M	11%	35%
€219.2M	18%	57%
€843.5M	69%	-
€1.2BN		



Economic & Financial backdrop



An tÚdarás Rialála Comhlachtaí
Tithíochta Ceadaithe

Approved Housing Bodies
Regulatory Authority



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland



DEBT





Financial Standard

Resources are managed effectively to ensure financial viability

Effective financial governance framework

Appropriate financial management, cashflow & treasury management

Effective systems for reporting and monitoring performance

Robust financial risk framework

Regulator seeking assurance that AHB has:



Clear direction of travel



Capacity, Capability and informed
Decision-making



Evaluation of Risk & appetite



Reporting, planning, thresholds

Demonstrating: Assurance and evidence



- **Is your growth planned and sustainable?**
- **What do your Financial Health Indicators tell you about your sustainability?**
- **Do you have the capacity and capability?**
- **Do you have robust risk management, with solutions?**
- **Have you explored multi-layered solutions?**
- **Do you have clarity on your current and future position?**
- **Is your organisation's culture open to change?**

Our message remains: Ensuring the sustainability of both current and future homes

AHBRA contact details

An tÚdarás Rialála Comhlachtaí
Tithíochta Ceadaithe

Approved Housing Bodies
Regulatory Authority



General queries contact info@ahbregulator.ie

Monitoring & Assessment queries contact monitoring@ahbregulator.ie

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

Website: www.ahbregulator.ie



THANK YOU



An tÚdarás Rialála Comhlachtaí Tithíochta Ceadaithe Approved Housing Bodies Regulatory Authority

ICSH Biennial Finance & Development Conference

*Securing the future of the AHB Sector: Collaboration,
Reorganisation and Regulation*

Wednesday, 19th October 2022

Steven Sheridan
Head of Communication & Performance

Registration queries contact
registration@ahbregulator.ie

General queries contact
info@ahbregulator.ie

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



An tÚdarás Rialála Comhlachtaí
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

Our Functions

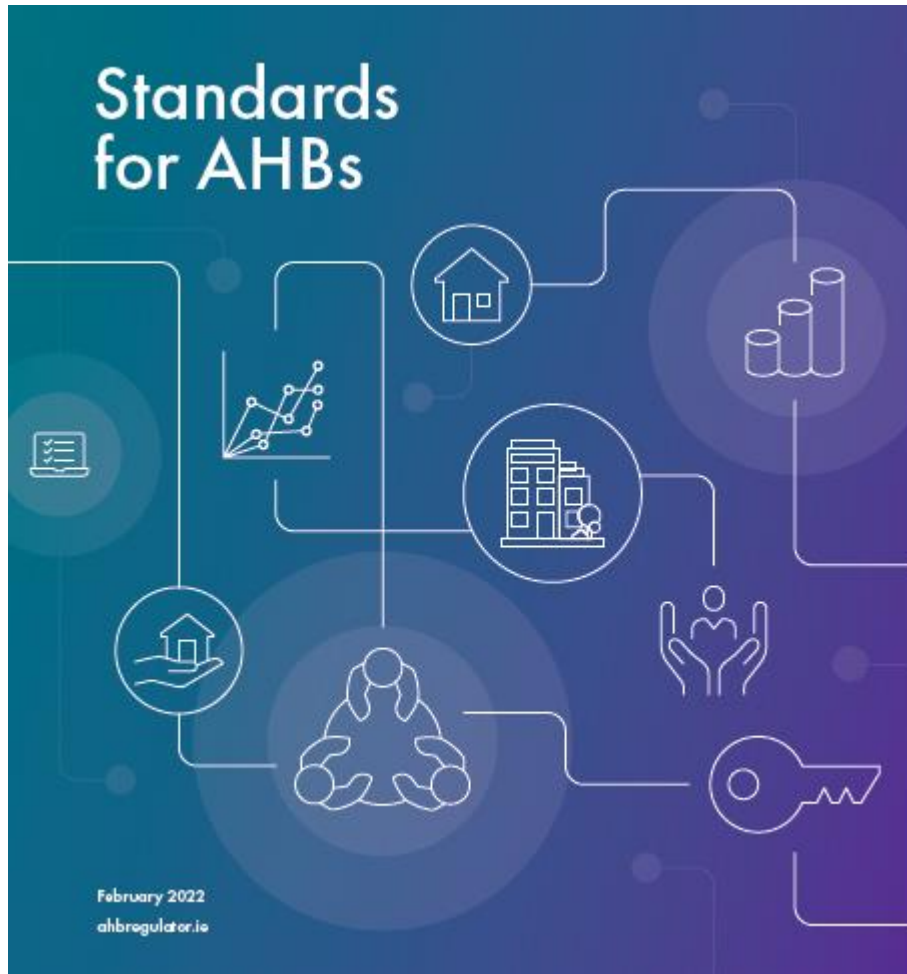




The Regulatory framework includes:

- ✓ Standards for AHBs
- ✓ Our monitoring programme
- ✓ Planned and reactive assessment
- ✓ Providing advice and guidance
- ✓ Managing concerns and notifiable events
- ✓ Relationships with other statutory and regulatory bodies.





- ✓ 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



AHBRA will analyse and evaluate information provided by AHBs to:

- Inform future planned assessment programmes
- Identify common risk areas and trends across the sector
- Tailor education and guidance needs for AHBs based on the risks identified
- Publish an annual sector analysis which will provide useful information across the sector

Monitoring is not an assessment against the Standards

Submit your completed Annual Monitoring Form, along with your most recent Financial Statements, to monitoring@ahbregulator.ie by **5pm on Friday 4th November 2022**



- ❑ Assessment process developed under a statutory footing
- ❑ Section 38 of the Act sets out parameters for the assessment process
- ❑ Assessment types:
 - Planned Assessments
 - Reactive Assessments
- ❑ Regulatory Framework outlines the Assessment outcomes:
 - Compliant/Compliant with Improvements
 - Working towards compliance/Non-compliant
- ❑ First stage is pilot assessment programme – currently ongoing

Planned Assessment Programme will commence in 2023

AHB Sector Overview – RFI data



Breakdown of Dwellings	No. of AHBs	No. of Dwellings*
Less than 20	245	1,886
Between 21-50	102	3,083
Between 51-300	42	4,726
Between 301-1000	12	6,553
Over 1001	8	35,511
Total:	409	51,759

*As reported by AHBs

- ❑ 90% of AHBs provided information during this exercise
- ❑ **2%** of AHBs own, manage or lease **69%** of all dwellings
 - Concentration of dwellings across a small number of AHBs
- ❑ **60%** of AHBs own, manage or lease less than **4%** of all dwellings
 - Significant volume of very small AHBs

Notifiable Events



- ❑ A Notifiable Event is a material, significant, or exceptional issue, event, or change within an organisation.
- ❑ AHBs should alert AHBRA to a Notifiable Event at the earliest possible opportunity when they become aware of the matter
- ❑ Notifiable Events guidance provide details on what might be constituted a Notifiable Event
- ❑ Section 55 of the Act obliges AHBs to give written notice to AHBRA of certain events which include:
 - Events which materially affect or might reasonably be expected to materially affect its status as an AHB
 - Cancellation of registration status
 - Cancellation of charitable status

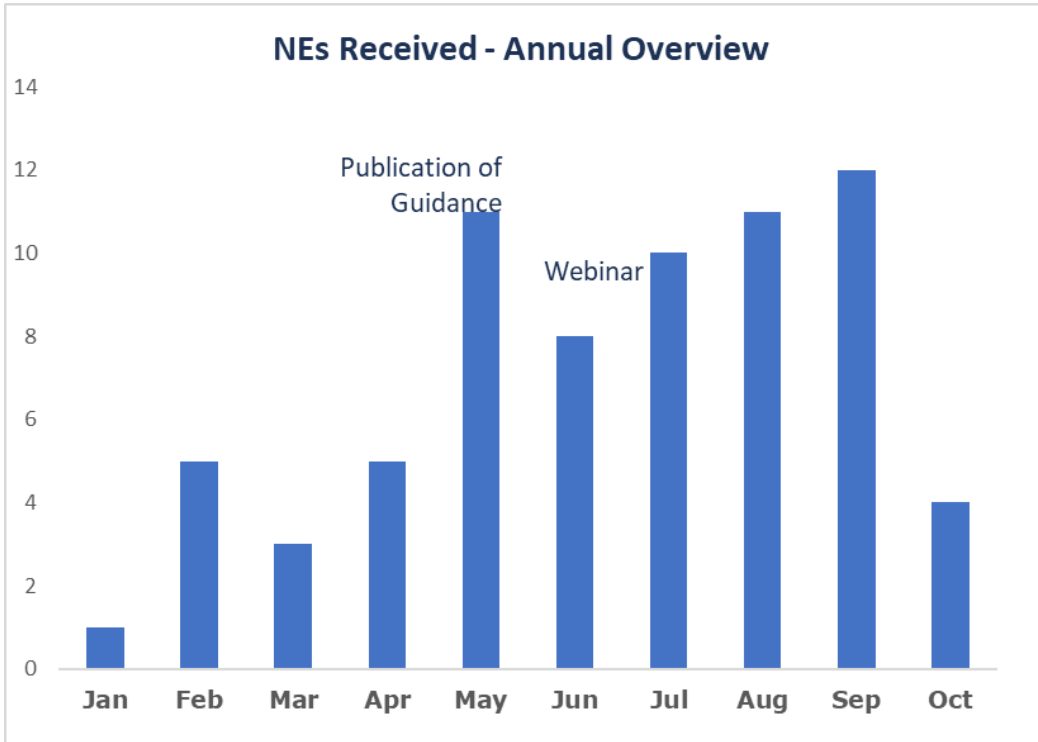


Notifiable Events - Overview



Property and Asset Management	1
Disposal Of Assets & Intention to Cancel	17
Disposal of Assets (no intention to cancel)	2
Merger	2
Significant acquisition of assets / expansion	9
Intention to Cancel (no assets)	3
Health and Safety	7
Potential non-compliance with other regulators	1
Change of Board Member / Key Personnel	13
Dissolution of AHB	2
Change of Constitution	5
Investigation by other regulatory body	1
Changes in governance structure	1
Specific event under S.55	1
Other	5

Tenant Management	1
Property & Asset Management	9
Governance	59
Finance	1





- ❑ Obtaining Board Agreement – has there been an appraisal of the options
- ❑ Stakeholder Buy-in – requires effective communication
- ❑ Put it in writing – Formal Agreement or MOU
- ❑ Identify the ‘right partner’ – alignment of values and cultures
- ❑ Putting Tenants need first – consultation with tenants
- ❑ Co-operation between Boards – clear protocols or actions in place
- ❑ Conduct appropriate Due Diligence – understanding all aspects of the transfer
- ❑ Access to appropriate skills – appropriate experience and advice
- ❑ Dedicated Personnel - Project manager – liaise with LAs, DHLGH, CRA

AHBRA contact details

An tÚdarás Rialála Comhlachtaí
Tithíochta Ceadaithe

Approved Housing Bodies
Regulatory Authority



General queries contact info@ahbregulator.ie

Monitoring queries contact monitoring@ahbregulator.ie

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

Website: www.ahbregulator.ie