

An tÚdarás Rialála Comhlachtaí
Tithíochta Ceadaithe

Approved Housing Bodies
Regulatory Authority



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Notifiable Events – Things You Should Know

30th November 2023

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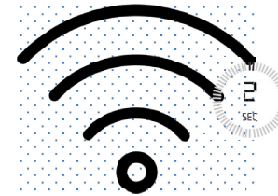
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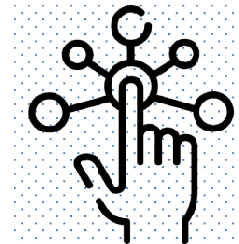
Housekeeping



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Signal interruptions or delays may occur. Should one of us lose connection, the other webinar facilitators will keep you informed of next steps. If you lose connection, just try and re-join with the same link.



You will have opportunity to ask questions in the Q&A session at the end. Please submit questions via the Q&A button.

Purpose



Refresher - 18 months+ since Notifiable Events process began



Data and learnings using Notifiable Events received



Reminder of requirements and supports available

AHBRA's Statutory Remit

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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

Regulatory Functions

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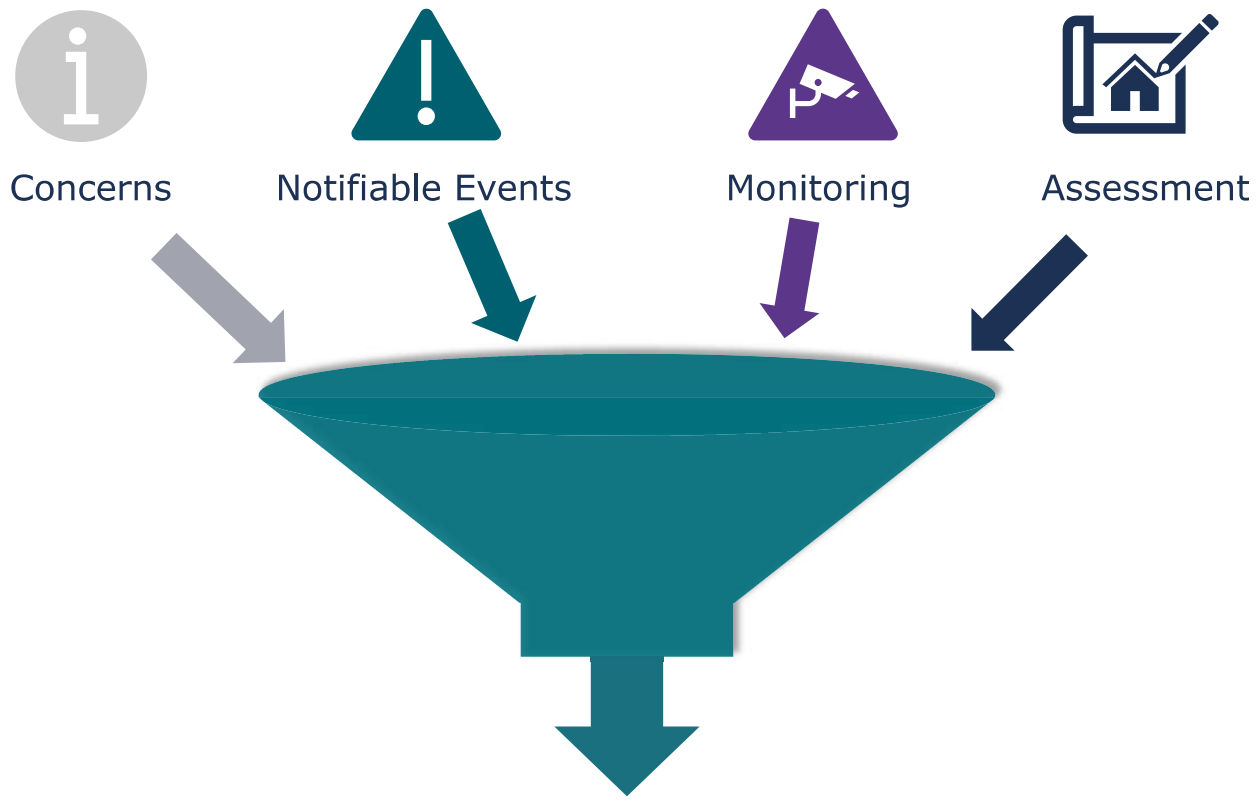
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- the registration of AHBs
- setting standards for AHBs, subject to the approval of the Minister
- monitoring and assessing compliance by AHBs with the standards prepared by the Regulator
- undertaking investigations into AHBs, where necessary
- Promotion & awareness
- the cancellation of registration of AHBs, where appropriate
- the right to seek Court orders to protect the assets of AHBs in certain circumstances

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Regulatory Framework



Effective Regulation – Proportionate Response

Informs



The Regulatory Framework for
Approved Housing Bodies in Ireland



Notifiable Events – A Refresher



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?
6. What Supports and Guidance are available to me?

What is a Notifiable Event?

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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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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

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?

ahbregulator.ie

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

Notifiable Events Data



199

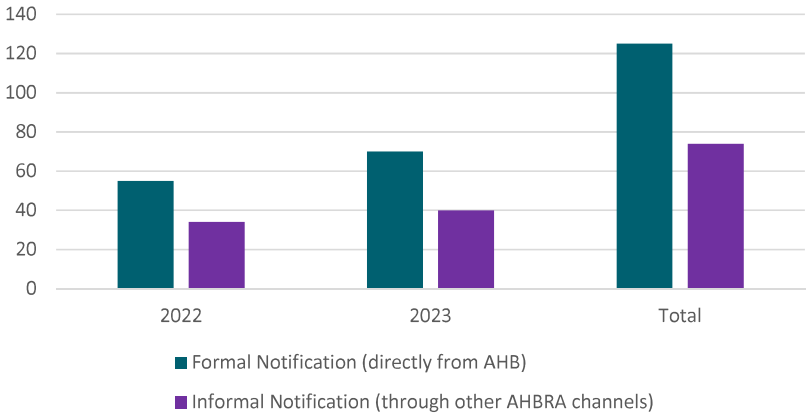
Notifiable Events received since 2021



+20%

2022 vs 2023

NE Received Channel

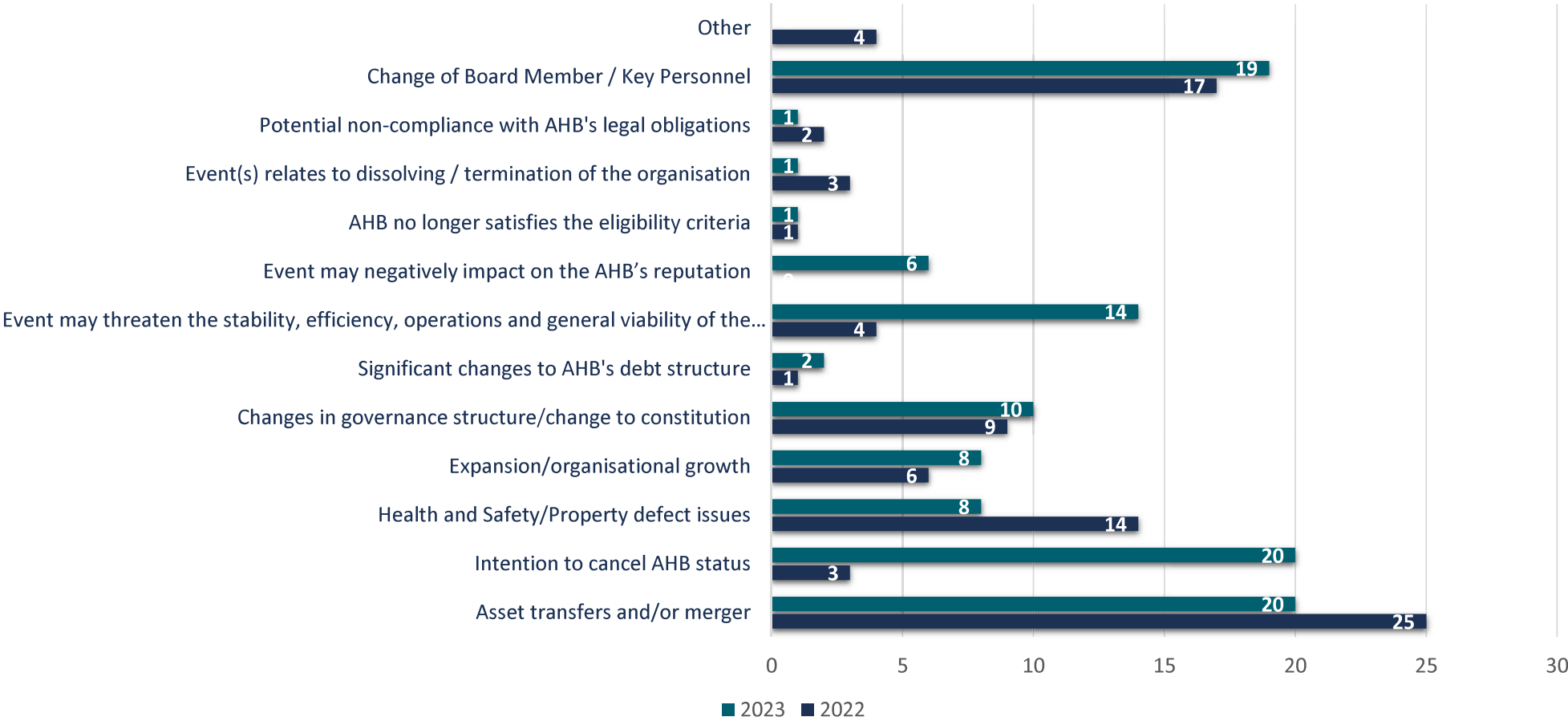


Primary Focus of NE	2022	2023	Total
Tenancy Management	2	0	2
Property & Asset Management	13	8	21
Governance	72	100	172
Finance	2	2	4

Notifiable Events Data



Number of Notifiable Events by Type



Notifiable Events – A Refresher



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?
6. What Supports and Guidance are available to me?

When should an AHB notify AHBRA?



what are other
words for
as soon as possible?



at once, directly, immediately,
instantly, straightaway, now,
this minute, forthwith,
promptly, quickly



 Thesaurus.plus

How to notify us?



- **Via our Online Notifiable Event Form**

- <https://www.ahbregulator.ie/concerns>

How to notify us?

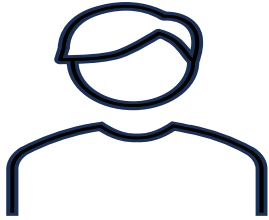


- **In writing via email -**

info@ahbregulator.ie

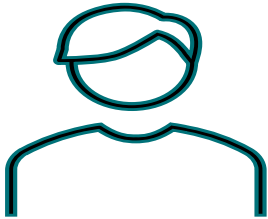
- **Include:**
 - The nature of the Notifiable Event
 - The likely consequences of the Notifiable Event (who may be affected and how?)
 - When is the event expected to occur / when the AHB became aware of the event ?
 - What risks (if any) have been identified?
 - What action (if any) is proposed to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

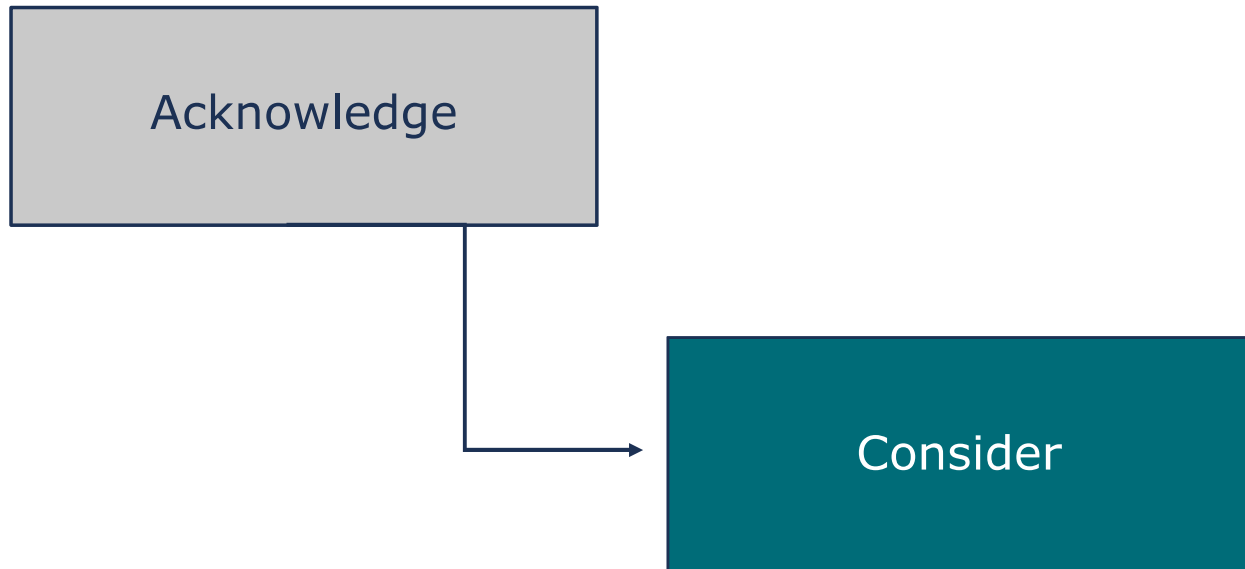


What action will AHBRA take?

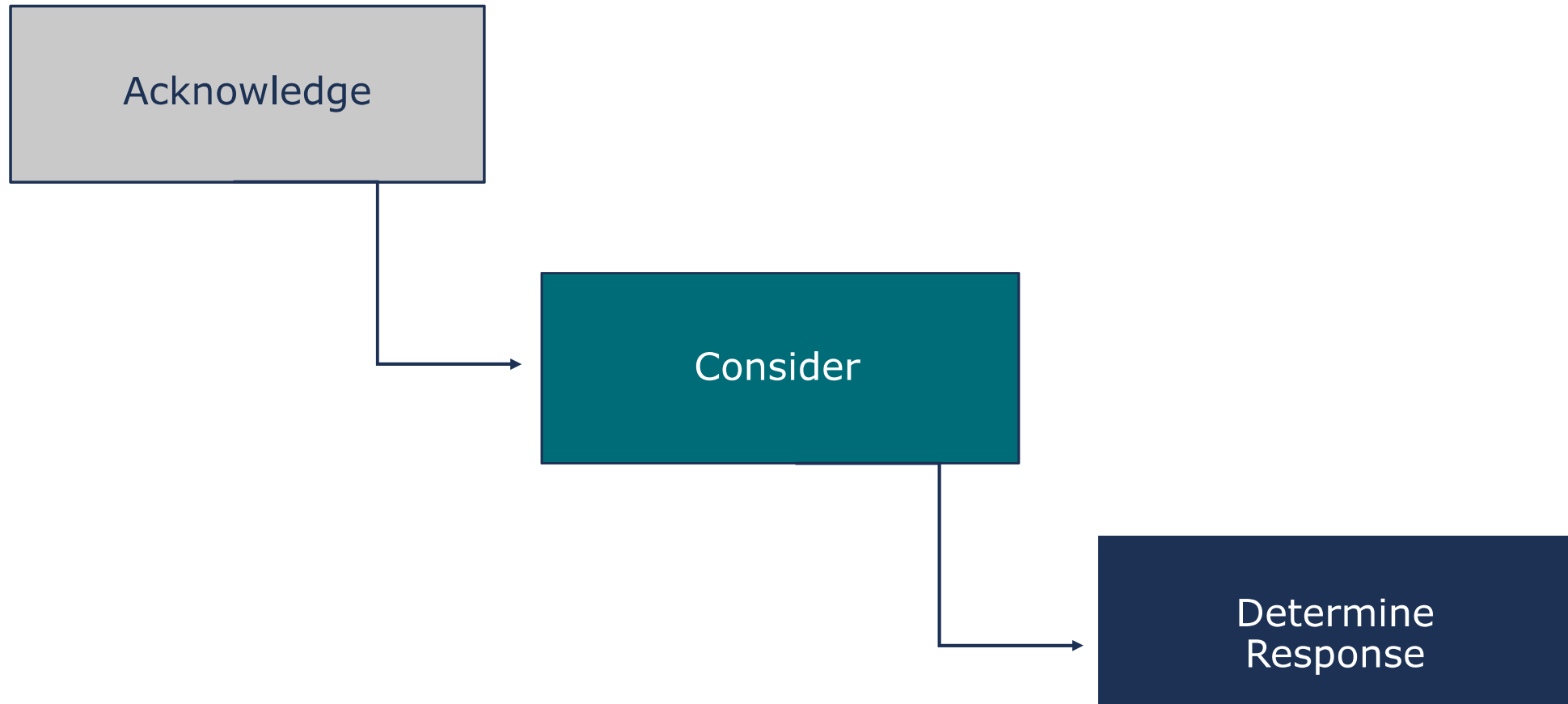


Acknowledge

What action will AHBRA take?



What action will AHBRA take?



What responses will AHBRA give?

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No action required



Seek further clarification



Ongoing Monitoring

Important Takeaways for AHBs



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

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Notifiable Events

Support and Guidance

Notifiable Events Guidance

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



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Notifiable Events Form



AHBRA Notifiable Event Form

Contact Information
Please enter the name of the AHB and the details of the person completing this form

1. Name of AHB
Enter your answer

2. AHB Registration Number (please refer to our user guide, if required)
Please enter in format AHB-XXXX
Enter your answer

3. Name of person filling in this form and their role in the AHB
Enter your answer

4. Email address of person filling in this form
Enter your answer



- Online form – www.ahbregulator.ie
- Directs AHBs to answer specific questions based on type of event reported
- Capture information first time
- Guidance document also published

Notifiable Events Form

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 AHBRA Notifiable Event Form 

* Required

Notification Type

7. What sort of notification do you wish to make? *

I am notifying AHBRA of a 'Notifiable Event' - a material, significant, or exceptional issue, event, or change within the organisation

I am notifying AHBRA of a routine update for information purposes (e.g. routine change of Chair)

Never give out your password. [Report abuse](#)

Online Notifiable Events Form



8. The event relates to the following:

- Asset transfers and/or merger
- Intention to cancel the organisation's status as an AHB
- Expansion/organisational growth
- Health and safety issues/property defect issues
- Changes in governance structure (our Board) and/or change to the AHB's constitution
- Significant changes to the AHB's debt structure
- An event that may threaten the stability, efficiency, operations and general viability of the AHB
- An event that may negatively impact on the AHB's reputation
- An event that relates to changes to the AHB's charitable status
- Our AHB no longer satisfies the eligibility criteria
- An event that relates to an improvement/prohibition notice received by the AHB
- Event(s) that relates to the dissolving/termination of the organisation
- Potential non-compliance with the AHB's legal obligations
- Other

- Will direct AHBs to answer specific questions depending on type of event
- Clear and user friendly
- Reduces need for AHBRA to seek follow-up information

Notifiable Events Form



9. Details of the Notifiable Event
Please provide a summary of the event

Enter your answer

10. Impacts of the Event
Please provide details of who and what may be impacted by the event.

Enter your answer

11. Risk Assessment
Has your organisation completed a risk assessment as a result of the event?
Please provide a summary of the risks, including the AHB's assessment of the impact of these risks.

Enter your answer

12. Actions
Based on the level of risk, does the AHB have an appropriate action plan in place to actively manage all identified risks?
Please provide a summary of the main actions and associated timelines.

Enter your answer

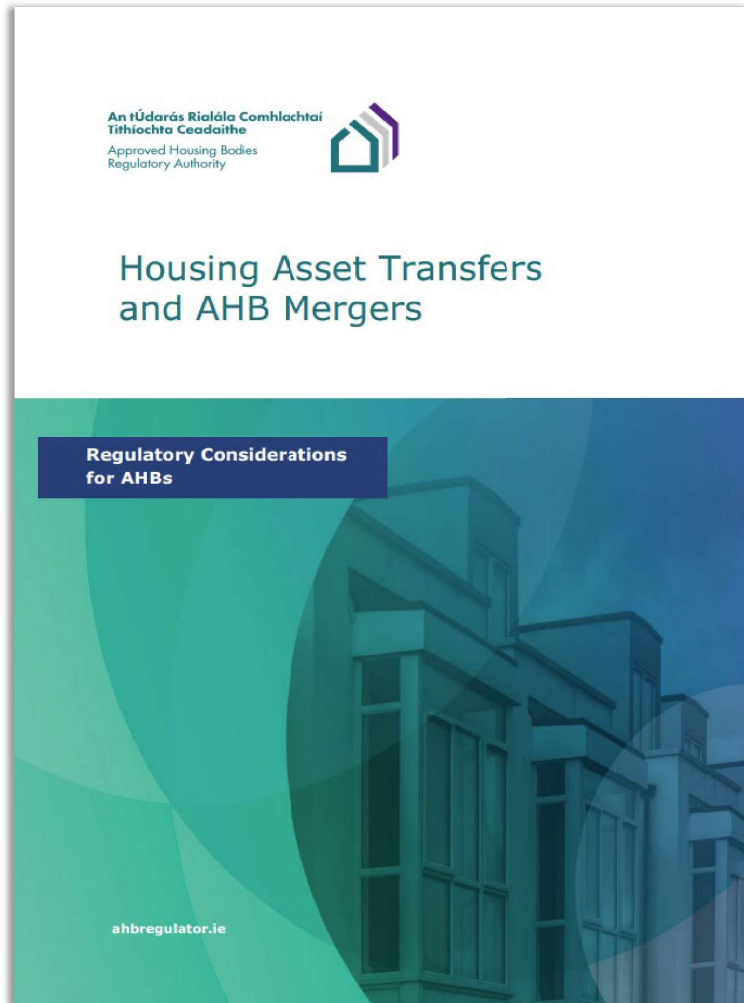
← Details of event

← Impacts

← Risk assessment

← Actions

Publications



- Published March 2023
- Regulatory Considerations for AHBs
- Sets out regulatory requirements and expectations
 - *Oversight and management*
 - *Notifiable Events*
 - *Registration*
 - *Cancelation*

ahbregulator.ie/app/uploads/2023/02/Asset-Transfers-and-Mergers_final.pdf

Other Publications



- Published September 2023
- Helps AHBs understand and comply with obligations regarding nominations and allocations
- Practice of asking for payments in relation to allocations

[Guidance Documents - Approved Housing Bodies Regulatory Authority \(ahbregulator.ie\)](https://ahbregulator.ie)

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Any
Questions?