

An tÚdarás Rialála Comhlachtaí  
Tithíochta Ceadaithe

Approved Housing Bodies  
Regulatory Authority



# Monitoring Policy

Policy Document 2025

[ahbregulator.ie](http://ahbregulator.ie)

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## **AHBRA Monitoring Policy**

### **1. Introduction**

#### **1.1 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.

## **1.2 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.

## **1.3 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.

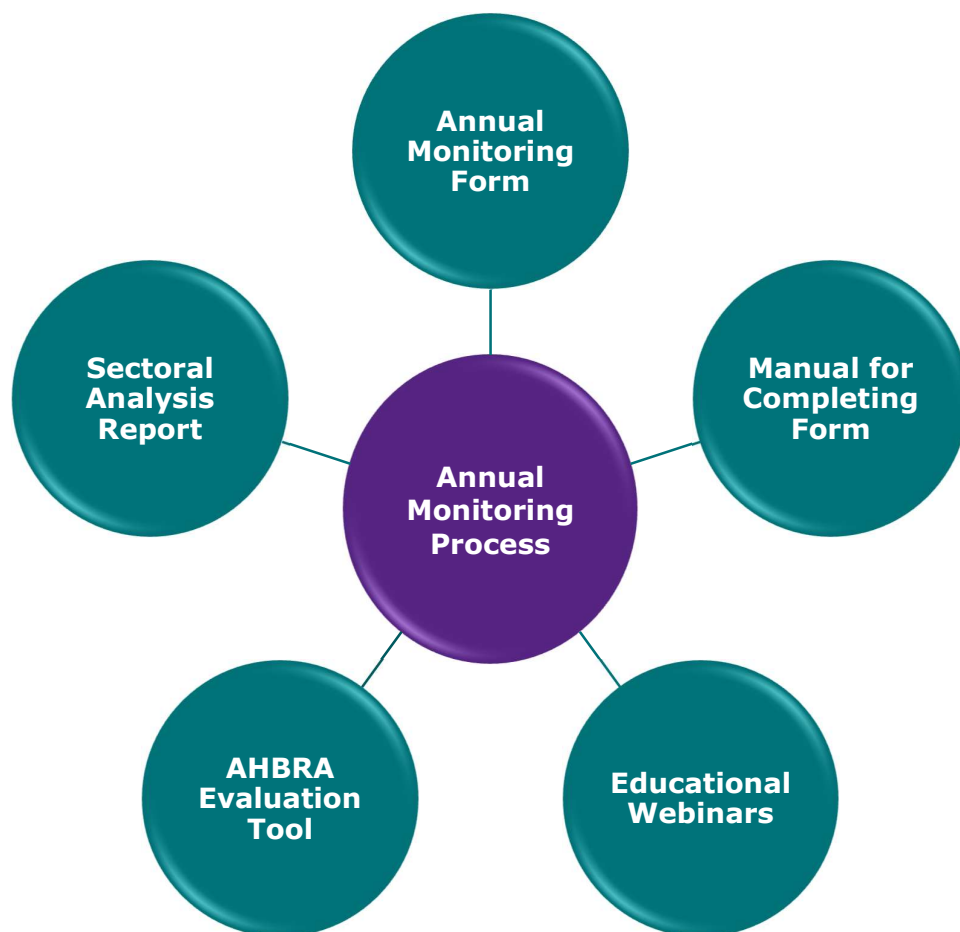
The policy does not extend to the assessment of AHBs, which will be dealt with in AHBRA's Assessment Policies and Procedures<sup>1</sup> therefore the annual monitoring and data collection process is not an assessment against the Standards for AHBs. There will be no 'assessment outcome' associated with the annual monitoring and data collection process.

## **2. AHBRA's Approach to Annual Monitoring and Data Collection**

### **2.2 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:

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## **2.3 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.

### **3. 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 analysis on the sector, including statistical information from AHBs.
- 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.
- Certain information provided will be used to update the AHB's details in the Register of AHBs maintained and published by AHBRA, including:
  - the principal place of business
  - the activity to which registration as an AHB relates

### **4. 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 analysis of monitoring information, sourced from the Annual Monitoring Form, across the entire AHB sector. Information provided by an individual AHB in the Annual Monitoring Form will be treated as confidential. While individual data will not generally be published, except in aggregated form, there are three exceptions:



- In respect of the principal place of business information: in accordance with Section 28(2) of the Housing (Regulation of Approved Housing Bodies) Act 2019, on granting an application for registration AHBRA will enter on the Register an AHB's principal place of business in the State. If AHBRA grants registration (without receiving an application under Section 27 of the 2019 Act), it will enter on the Register the principal place of business as that received from the AHB in its Annual Monitoring Form. This data will be made publicly available on the Register of AHBs as part of the AHB's entry.
- There may be occasions where AHBRA is required to share data if required to do so by law or where it determines that there is a legal basis to do so. An example would be 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 may 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.
- With the consent of the AHB, in these cases AHBRA will consult with the relevant AHB(s) in advance and seek such consent.

## **5. Failure to complete and return the Annual Monitoring Form**

All AHBs are required to submit a completed Annual Monitoring Form to 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 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 will issue such a direction where it is considered necessary.

Failure to comply with such a direction will result in further regulatory action, which may include the publication of an AHB's name on AHBRA's website as having failed to comply with the requirements of the Annual Monitoring Programme. This may affect an AHB's eligibility for certain funding. This is not the only potential consequence of non-compliance with the direction and AHBRA retains the right to take any appropriate actions within its authority to ensure AHBs fulfil their statutory obligations.

## **6. 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 Head of Business Unit with responsibility for the Monitoring programme to ensure that this document is reviewed and updated annually, or more frequently where changes to policies or procedures have a material effect on this document.