

AHBRA 47th Board Meeting Minutes - Draft

Date	20 October 2025
Venue	Hybrid – AHBRA Offices and online via Zoom
Time	09.00
Chaired by	Eddie Lewis (EL)
Board Members	<ul style="list-style-type: none"> • Oonagh Breen (OB) • Jillian Mahon (JMN) • Nicola Dunleavy (ND) • Geraldine Hynes (GH) • John McCarthy (JMcCY) • Michael Cameron (MC) • Seamus Neely (SN) • Sean Cremen (SC) • Kenneth Owens (KO)
In attendance	<ul style="list-style-type: none"> • Fergal O’Leary (FOL) – Chief Executive • Paula Nyland (PN) – Head of Regulation (Registration and Assessment) • Louse Farrell (LF) – Interim Head of Finance and Corporate Services • Leona McMahan (LMcM) – Head of Legal • Antonia Smyth (AS) – Head of Regulation (Regulatory Oversight and Communications) • Ken Jackson (KJ) – Senior Manager Regulatory Manager (Regulatory Oversight and Communications) – partial attendance for item 2 • Tom Rogers (TR) – Governance and Compliance Leader in capacity as Board Secretary
Apologies	None

1. Preliminaries

a. Apologies and Declarations of Interest

The Chair noted that no apologies had been received.

Declaration of interests were sought. OB confirmed her appointment as a Commissioner on the Law Reform Commission. She advised that she did not anticipate any conflicts arising in relation to the Board's work but undertook to inform the Board should circumstances change.

b. Previous Minutes

The Chair presented the draft minutes of the Board meeting of 8 September 2025 for approval. One Board member made note of some minor amendments which were forwarded to the Board Secretary. Subject to these amendments, it was resolved that the minutes of the meeting of the Board held on 8 September 2025 be adopted. The Board also discussed the status of action items arising from the meeting of 8 September 2025 and approved the list, subject to minor amendments.

The Board approved the minutes of the Board meeting of 8 September 2025.
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c. Matters Arising

Board members were provided with an update on the progress of the legislative review of the Housing (Regulation of Approved Housing Bodies) Act 2019.

Members were advised that a preliminary meeting had taken place with officials from the Department of Housing, Local Government and Heritage, which is leading the review. The discussion covered the proposed scope of the review, identified some procedural and operational areas for consideration and addressed stakeholder engagement plans. The links between the statutory review and the broader policy framework were also noted. The Board will continue to be kept informed as the process develops.

2 Welcome and Introductions of New Board Members

The Chair welcomed three new Board members, Sean Cremen (SC), Nicola Dunleavy (ND) and Kenneth Owens (KO), recently appointed by the Minister for Housing, Local Government and Heritage. Board and Executive members introduced themselves. It

was noted that a more in-depth introduction to the remit, functions and strategic priorities of AHBRA would be provided as part of an induction session for new members, to take place immediately following the scheduled Board meeting.

3. Q.3 Update on Business Plan

An update on the Quarter 3 business plan was presented by the CEO. Members were informed that progress against the targets set out in the workplan are broadly on track. FOL provided an overview of engagement with AHBs since the commencement of the **publication of Assessment outcomes** in March 2025 and noted the increased amount of time that was required to complete the assessments.

Board members discussed the emerging findings from the assessments, noting that a relatively high degree of non-compliance with the AHB Standards had been identified. It was observed that this and the requirement for increased engagement was not unexpected given the developing maturity of the sector but that such intensive interaction should not be required in the long term.

Members noted progress on **staffing and recruitment** with approval as well as a status update in relation to the **IT upgrade project**. A query was raised regarding the proposed timing of the submission of a business case to the Department of Housing, Local Government and Heritage (DHLGH). It was clarified that a submission will be made when the Request for Information process has been completed and indicative project costs are ascertained. Members were also informed that a meeting is planned with the Office of the Government Chief Information Officer (OGCIO) in this regard.

4. Legal Update

The Board received a draft report on the status of high-priority actions for the immediate attention of an AHB together with a separate report on potential enforcement actions. Members were also informed that a statutory direction had been issued to the AHB and complied with, within the specified timeframe.

While noting that a response was awaited from the AHB to the draft report, a detailed discussion was held on progress against the identified priority items and the options available to address the outstanding issues.

Based on the draft report and previous updates, Members expressed serious concern regarding the capability of the executive and capacity of the AHB Board to deliver the necessary changes at the required pace. Having discussed a range of alternative actions which could be taken now and in the coming months, the AHBRA executive was authorised to engage further with the AHB and to continue preparatory work in case further statutory action becomes necessary.

5. Finance and Corporate Services Update

The Board received an update on the 2025 financial position and the proposed 2026 budget. Members were advised of revisions to certain expenditure lines, with no material change anticipated to the overall underspend forecast for 2025.. The Board also noted non-payroll cost variances that have arisen during the year. Members noted that the Quarter 3 management accounts would be presented to the next ARC meeting.

Members discussed the 2026 budget request to DHLGH. The discussion included consideration of funding requirements for investigations, ongoing regulatory work and the planned IT upgrade project. Members noted the importance of ensuring adequate resourcing to support organisational priorities in the year ahead. It was confirmed that current priorities focus on ongoing areas of regulatory concern and the Board will continue to be updated as the budget discussions progress.

6. Risk Management

The highest risks in the corporate risk register were distributed in advance to the members and tabled at the meeting.

PN outlined to members that a more comprehensive review of the corporate risk register will be presented to the November Board meeting following review by the

ARC. In the meantime, the development of the divisional risk registers for business units is progressing.

Members were informed that there had been no change to ratings of the highest risks upon review.

A member suggested including the appetite for each risk as a separate column to assist with future reviews. It was agreed to include this change as part of the review of the risk register.

7. AOB

The date of the next meeting is set at 24 November 2025 at 09.00.

There being no further business, the Chairperson declared the meeting closed (10.40).

Signed:

Eddie Lewis
Chairperson

Signed by:

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Date: 12/1/2025