

AHBRA 49th Board Meeting Minutes - Draft

Date	9 February 2026
Venue	Hybrid – AHBRA Offices and online via Zoom
Time	11.00
Chaired by	<ul style="list-style-type: none">• Eddie Lewis (EL)
Board Members	<ul style="list-style-type: none">• Oonagh Breen (OB)• Jillian Mahon (JMN)• Geraldine Hynes (GH)• Michael Cameron (MC)• Seamus Neely (SN)• Nicola Dunleavy (ND)• Kenneth Owens (KO)• Sean Cremen (SC)
In attendance	<ul style="list-style-type: none">• Fergal O’Leary (FOL) – Chief Executive• Paula Nyland (PN) – Head of Regulation (Registration and Assessment)• Allwynne Bird (AB) – Head of Corporate Services• Louise Farrell (LF) – Former Interim Head of Finance and Corporate Services (attending to support handover, partial attendance for agenda item 3)• Leona McMahon (LMcM) – Head of Legal• Antonia Smyth (AS) – Head of Regulation (Regulatory Oversight and Communications)• Tom Rogers (TR) – Governance and Compliance Leader in capacity as Board Secretary
Apologies	<ul style="list-style-type: none">• John McCarthy (JMC)

1. Preliminaries

a. Apologies and Declarations of Interest

The Chair noted that JMC had presented his apologies in advance of the meeting.

Declaration of interests were sought. No interests were declared from attending board members in relation to agenda items.

ND made a standing declaration regarding professional relationships with a former Chair and current board member of a specific AHB. No conflicts arose in relation to agenda items.

b. Previous Minutes

The minutes of the meetings of the Board meeting held on 24 November 2025 were distributed in advance to the Members and tabled at the meeting. The Board made note of some minor amendments to be made. Subject to the aforementioned changes, it was resolved that the minutes of the meeting of the Board held on 24 November 2025 be and are hereby adopted.

<p>IT WAS RESOLVED by the Board that the minutes of the meeting of the Board held on 24 November 2025 be and are hereby approved.</p>
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c. Matters Arising

Members were informed that an update to the risk appetite on the risk register will be brought to the next Audit & Risk Committee (ARC) and in turn for Board consideration in May.

2. Chief Executive Report

a. CEO Report

FOL provided a summary of the CEO report to members, highlighting strong delivery on the organisational workplan during 2025. FOL further noted resource issues in 2025 contributed to some items on the workplan moving into 2026.

Members discussed regulatory guidance and enforcement options available to the Regulator with particular emphasis on smaller AHBs.

Members were updated on regulatory steps arising following the conclusion of an investigation. It was noted that the AHB concerned has taken measures to strengthen its organisational and governance capacity, including engagement of external professional support to assist with strategic planning. Members were advised that the

AHB continues to demonstrate its efforts to become compliant with the Standards through ongoing regulatory oversight and reporting processes.

b. Workplan Update

The draft 2026 workplan was presented to members for consideration and approval. Members discussed the overall scope of the 2026 Work Programme, which includes a range of planned initiatives such as the proposed AHB census, IT systems development, Standards guidance review, targeted regulatory engagement in relation to AHBs which provide homelessness services and an increase in engagement activity to drive compliance.

Members discussed a proposal to revise the Standards. It was noted that updated guidance to AHBs is being developed which will benefit any future revision of the Standards. After discussion it was agreed that the Executive would focus on a revision to the Tenancy Management Standard which would be progressed via consideration by the LRC in Q3 2026.

The 2026 workplan was approved by Members as presented.

The Board approved the 2026 workplan as presented.

c. Draft AHBRA/DHLGH Oversight Performance Delivery Agreement

FOL presented the draft AHBRA/DHLGH Oversight Performance Delivery Agreement for consideration. Members noted that the draft Agreement reflects engagement between AHBRA and the Department and aligns with the approved budget allocation and related deliverables.

The draft Agreement was approved by Members as presented.

The Board approved the AHBRA/DHLGH Oversight Performance Delivery Agreement as presented.

2. Legal Update

The draft submission to DHLGH on the legislative review of the Housing (Regulation of Approved Housing Bodies) Act 2019 was distributed in advance to the Members and tabled at the meeting.

Members considered the overall tone and presentation of the submission as well as matters related to its publication. It was agreed to take a formal decision on publication at a later date.

The Board approved the draft submission to DHLGH as presented.

The Board approved the submission to DHLGH on the legislative review of the Housing (Regulation of Approved Housing Bodies) Act 2019.

3. Regulatory Update

a. Lessons Learned – Draft Report

Members considered a lessons learned document arising from a completed investigation and discussed the recommendations contained in the report.

Members noted the limited number of investigations completed to date and agreed that lessons should be applied proportionately as further investigative experience is gained.

In this context, Members agreed that future investigations may be structured, where appropriate, to facilitate staged or modular reporting.

Members also discussed the scope and focus of future investigations and agreed that these would continue to be determined on a case-by-case basis, having regard to regulatory objectives.

It was noted that the outcomes from the Lessons Learned exercise would be disseminated to stakeholders once the ongoing regulatory and legal processes which the AHB was subject to, were concluded.

b. AHBs in Non-Compliance (Verbal Update)

Members received an update on regulatory compliance matters across a number of AHBs, including levels of regulatory engagement and ongoing supervisory activity.

Members discussed regulatory risks arising from non-compliance and the importance of consistent and proportionate enforcement responses.

It was agreed that the Executive will bring forward proposals setting out criteria for escalation to further enforcement action for Board consideration and approval by the third quarter of 2026.

4. Finance and Corporate Services Update

a. 2025 Financial Statements

Members noted that the 2025 financial statements were reviewed by the Audit and Risk Committee at its 3 February meeting and recommended to the Board for approval. Following consideration, it was agreed that expense figure would be reclassified in the statements to better reflect the nature of the expenditure.

The 2025 Financial Statements were approved subject to this minor reclassification.

The Board approved the 2025 Financial Statements subject to the reclassification of an expense item.

b. 2025 Management Accounts

Members noted that the ARC had reviewed the 2025 management accounts and they were recommended to the Board for approval. The Board approved the 2025 management accounts as presented.

The Board approved the 2025 management accounts as presented.

c. 2026 Budget

Upon consideration, the Board also approved the 2026 budget as presented.

The Board approved the 2026 budget as presented.

5. Governance Update

a. Board Effectiveness Review

Board members considered and discussed the results of the annual Board effectiveness survey.

In discussing the findings, Members considered matters relating to assurance around the circulation of policies to staff, the accessibility of relevant current and historic Board documentation and related documents such as legal advice.

In response, it was agreed that the Executive will bring forward a proposal to the Board on alternative arrangements to the current Board governance portal in the coming months. In addition, updates relating to the circulation of policies to staff will be highlighted in the CEO report.

The Board noted the results of the annual Board effectiveness survey and agreed the proposed follow-up actions.

b. Board Workplan 2026

Members considered the draft Board workplan 2026 which aligned broadly with the 2025 approved workplan, covering items of strategic concern and related governance policies on a quarter-by-quarter basis.

Members approved the 2026 Board workplan as presented.

The Board approved the 2026 Board workplan as presented.

c. Review of Delegations

Members considered the annual review of AHBRA's delegation framework, which reflects organisational and staffing changes within the Registration and Assessment Division.

The Board approved updates to the delegation framework and consented to the Chief

Executive delegating specified statutory functions to appropriately designated staff, in

accordance with the Housing (Regulation of Approved Housing Bodies) Act 2019 (the Act).

RESOLVED:

That, pursuant to Section 13(1) of the Act, the Board, as Regulator, consents in writing to the Chief Executive delegating the following functions and powers:

- (a) The functions and powers contained in sections 38 of the Act to any member of staff holding the position of Grade 7 Senior Regulatory Manager within the Registration and Assessment Division, as designated by the Chief Executive for that purpose from time to time.
- (b) the functions and powers contained in sections 39 of the Act to any member of staff holding the position of Grade 7 Senior Regulatory Manager within the Registration and Assessment Division, as designated by the Chief Executive for that purpose from time to time.
- (c) the functions and powers contained in sections 57, 59 and 60 of the Housing (Regulation of Approved Housing Bodies) Act 2019 to the member of staff holding the position of Grade 7 Senior Regulatory Manager within the Registration and Assessment Division who is assigned responsibility for the AHB Register, as designated by the Chief Executive from time to time.

d. ARC Committee – Annual Chair Report to the Board

The ARC Chairperson's annual report to the Board was distributed in advance to the members and tabled for approval at the meeting.

The Board was apprised of the work undertaken by the Committee in the last quarter. Activity in the quarter focused on seeking assurance on financial governance and a review of the internal audit plan. It was noted that the internal auditor's report on monitoring received a satisfactory rating.

Members also noted that Heads of Business Units will continue to make presentations to the Committee during 2026 to support its understanding of the goals and priorities of individual business units within AHBRA.

The Board noted the ARC Annual report to the Board with approval together with the updated Terms of Reference of the Committee.

e. Considerations for LRC Q.1 Meeting and Membership

The Chair will consider the required updates to the membership of the Committee in the coming weeks. As a result, the first meeting of the LRC in 2026 will be held in April.

6. Risk Management

a. Corporate Risk Register

PN summarised updates to the corporate risk register as recommended for approval by the ARC. Members noted that the risk management policy will be updated at the next ARC to reflect the imminent implementation of divisional risk registers in AHBRA.

The Board approved the corporate risk register as presented.

7. AOB

The date of the next meeting is set at 23 March 2026 at 11.00.

The Chair took the opportunity in closing the meeting to thank departing members, Geraldine Hynes and Seamus Neely for their very significant and valued contribution to the work of the Regulator over 49 Board meetings and wished them the very best in their future professional endeavours.

It was agreed that the Board Secretary will circulate a poll to ascertain a date most convenient to a majority of members for the annual Board strategy day.

There being no further business, the Chairperson declared the meeting closed (12.58).

Signed:



Eddie Lewis
Chairperson

22/6/26

Date: