

AHBRA 50th Board Meeting Minutes

Date	23 March 2026
Venue	Hybrid – AHBRA Offices and online via Zoom
Time	11.00
Chaired by	Eddie Lewis (EL)
Board Members	<ul style="list-style-type: none"> • Oonagh Breen (OB) • Jillian Mahon (JMN) • John McCarthy (JMcCY) • Nicola Dunleavy (ND) • Kenneth Owens (KO) • Sean Cremen (SC) • Aideen Hayden (AH) • Anne Haugh (AK)
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 • Leona McMahan (LMcM) – Head of Legal • Antonia Smyth (AS) – Head of Regulation (Regulatory Oversight and Communications) • Jenny Murphy (JMy) – Senior Regulatory Manager (Registration and Assessment) partial attendance for item 3(c) • Tom Rogers (TR) – Governance and Compliance Leader in capacity as Board Secretary
Apologies	<ul style="list-style-type: none"> • Michael Cameron and Olan Cremin

1. Preliminaries

a. Apologies and Declarations of Interest

The Chair noted apologies had been received from Michael Cameron and Olan Cremin.

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

b. Previous Minutes

The minutes of the meetings of the Board meeting held on 9 February 2026 were distributed in advance to the Members and tabled at the meeting.

<p>IT WAS RESOLVED by the Board that the minutes of the meeting of the Board held on 9 February 2026 be and are hereby approved.</p>

c. Matters Arising

The Chair welcomed new members to the Board and confirmed that matters relating to sub-Committee membership would be discussed at the end of the meeting.

2. CEO Report

FOL provided a summary of the CEO report, outlining a strategic and operational initiatives across the organisation.

Key updates included progress on the guidance renewal project, data and research initiatives (including engagement relating to the AHB Census) and the legislative review of the 2019 Act. Updates were also provided on the ICT transformation project, the AI working group and developments in relation to the introduction of a new accounting Standard of Recommended Practice (SORP) for the Charities and Housing sector. FOL further noted that the OCAg audit is nearing finalisation.

In relation to regulatory activity, FOL noted that since the last Board meeting significant activity has taken place in relation to a number of non-compliant AHBs as well as developing communications and education initiatives. An update was provided on targeted engagement with a number of AHBs. Members discussed the approach being taken, emphasising the importance of clearly defined objectives and noting concerns regarding levels of understanding of the Standards and governance within parts of the sector.

Members discussed, at a high level, the potential role of external expertise in supporting elements of Assessment programme, should the need arise.

Updates were provided on staffing, recruitment and Learning and development.

3. Regulatory Update

a. Outcomes of the 2025 Annual Monitoring programme and related s.36 directions

An initial analysis of the outcomes of the 2025 Annual Monitoring programme was presented to members. Members noted improvements on response rates since the initial paper to the Board was drafted. Members were also informed that Section 36 directions will follow for those AHBs who did not submit a completed response form.

Members considered the range of enforcement options available to the Regulator in respect of AHBs that failed to submit a return in 2025 or in previous years. In doing so, members had regard to emerging patterns of non-compliance across reporting periods.

b. Communications and education plan

Members considered the work undertaken in rolling out a programme of engagement and capacity building with the AHB sector.

Members noted the high level of participation by small and micro AHBs at the recent property and asset management training session. Members also considered the proposed approach to the frequency and content of a Regulatory bulletin to the sector.

Members were apprised of progress in relation to concluding Memorandums of Understanding with a number of external stakeholders.

Members noted plans to develop a governance training programme for AHB Boards, including the identification of an external partner to support delivery of an initial pilot programme. It was noted that this work forms part of broader efforts to support capacity building within the sector including the establishment of a dedicated function in AHBRA to support structured engagement, guidance and capacity building activities.

c. Update on the Standards renewal project

Members were updated on the AHB Standards guidance renewal project. JM outlined to members that an analysis had identified priority groupings that would benefit from specific guidance in relation to Standards. The scope of the project will include stakeholder engagement, research and analysis prior to developing guidance materials for dissemination to the sector. Members were informed that a tender process for a service provider to develop guidance materials is imminent.

Members noted and supported the approach set out.

d. Update on the New Accounting Regulations

Members were informed that the Charities Regulator will introduce new accounting regulations for charities including AHBs. While the timeline is not known yet, given the potential significance to AHBs Crowe have been appointed to draft a position paper on the introduction of the new accounting regulations.

This paper will be presented to the Board at its May 2026 meeting for consideration. It was further noted that engagement has taken place with external stakeholders to assess appetite and capacity for the proposed approach.

e. Update on AHBs in non-compliance

Members were provided with a summary of a number of AHBs in non-compliance, including cases currently subject to ongoing regulatory processes and others where enforcement actions are being considered. It was noted that formal papers on potential enforcement actions will be presented to the next LRC meeting for consideration.

4. Governance Update

a. Board Terms of Reference review

The updated draft Board Terms of Reference was presented to members following review. Members noted the proposed change in the number of Board meetings to be held in the year. The Board approved the revised Terms of Reference as presented.

THE BOARD APPROVED the revised Terms of Reference.

b. Board training

Members were informed that training on GDPR and related matters is being finalised and will be available in an online platform. Members were also advised to contact the Board Secretary, in the first instance, should they wish to attend training or networking events, as listed as an appendix to the paper presented to the meeting.

Members noted the contents of the paper.

c. Conflicts of Interest policy

The revised Conflict of Interests Policy was presented to the Board. Members noted the clarification of the obligations on Board members, Committee members and staff in relation to disclosure of conflicts in the revised policy.

The Board approved the revised Policy as presented.

THE BOARD APPROVED the revised Conflicts of Interest Policy.

d. Board to Executive Communications

A paper outlining preliminary options for a Board portal to support member access to documents and communications was presented. Members expressed a preference for one of the options presented and noted certain limitations with the current user experience.

The Board noted that a follow up paper, including a formal recommendation, will be presented to the Board following completion of due diligence on potential service providers is finalised.

5. Risk Management

The highest rated risks in the corporate risk register were distributed in advance to the members and tabled at the meeting. Members discussed external sectoral risks and the impact of risk events materialising that may present reputational risks to AHBRA.

It was agreed that the Board will consider sectoral risks for possible inclusion into the AHBRA corporate risk register at its forthcoming strategy day.

THE BOARD APPROVED the highest risk in the corporate risk register as presented.

6. AOB

The date of the next meeting is set at 18 May 2026 at 11.00.

The Board met without the presence of the executive team. The Board agreed to appoint Nicola Dunleavy as Chair of the Legal and Regulation Committee (LRC). The Board also agreed to reappoint Michael Cameron to the LRC and further appoint Olan Cremin, Aideen Hayden and Anne Haugh as members of the LRC forthwith.

IT WAS RESOLVED by the Board to appoint Nicola Dunleavy as Chair of the legal Regulation Committee (LRC) forthwith.

IT WAS FURTHER RESOLVED by the Board to reappoint Michael Cameron and appoint Olan Cremin, Aideen Hayden and Anne Haugh as members of the LRC.

Signed:

Eddie Lewis
Chairperson

Signed by:

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Date:

12-Jun-2026 | 11:00 AM BST