AHBRA 51st Board Meeting Minutes

Date	18 May 2026
Venue	Hybrid – AHBRA Offices and online via Zoom
Time	11.00
Chaired by	Eddie Lewis (EL)
Board Members	• Oonagh Breen (OB) • Jillian Mahon (JMN) • Aideen Hayden (AH) • John McCarthy (JMcCY) • Michael Cameron (MC) • Anne Haugh (AK) • Nicola Dunleavy (ND) • Kenneth Owens (KO) • Sean Cremen (SC) • Olan Cremin (OC)
In attendance	• Fergal O'Leary (FOL) – Chief Executive • Paula Nyland (PN) – Head of Regulation (Registration and Assessment) • Allwynne Bird – Head of Corporate Services • Leona McMahon (LMcM) – Head of Legal • Antonia Smyth (AS) – Head of Regulation (Regulatory Oversight and Communications) • Tomás O'Hailegáin (TOH) – Senior Data Manager (partial attendance for item 6(b) • Tom Rogers (TR) – Governance and Compliance Leader in capacity as Board Secretary
Apologies	• n/a

1. Preliminaries

a. Apologies and Declarations of Interest

The Chair noted no apologies had been received.

Declaration of interests 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 23 March 2026 were distributed in advance to the Members and tabled at the meeting.

c. Matters Arising

The CEO provided a brief update on open action items from previous Board meetings.

IT WAS RESOLVED by the Board that the minutes of the meeting of the Board held on 23 March 2026 be and are hereby approved.

It was confirmed that the action item list will be updated to reflect the status of action items.

2. CEO Quarterly Report

FOL provided a summary of Q1 Workplan update as circulated, outlining strategic and operational initiatives across the organisation, with emphasis on developments in relation to targeted engagement, recruitment and the ICT transformation project.

It was noted that overall delivery remains on track but that the implementation of enhanced financial oversight of larger AHBs is delayed due to resource constraints. Members discussed the need for external resources to assist the registration and assessment function. Members also discussed capability and capacity challenges relating to a number of AHBs that were assessed as non-compliant, noting the update on progress following non-compliant assessment outcomes provided in the workplan update.

An update was provided on the status of ongoing enhanced monitoring of an AHB. Members were informed that progress has been observed in developing a strategic plan and a meeting is scheduled with the Chair of the AHB to discuss further developments.

In relation to regulatory oversight, it was noted that the number of notifiable events reported this year was in line with previous years' figures.

On enquiry, Members were provided with an update on stakeholder engagement in relation to the introduction of the Charities Statement of Recommended Practice (SORP) and its impact on the housing sector. PN noted that a summary of the impact of the Charities SORP and the potential benefits of the Housing SORP was being drafted and would be presented at the July Board meeting.

Members noted the new format of the Quarterly report with approval. At the request of Members, it was agreed to consider the inclusion of a summary page or colour coding to aid the Board's review.

3. Legal Update

a. Recommendation for Enforcement Action - Cancellation

The Board considered a paper regarding the proposed commencement of the statutory process under Section 58 (cancellation of registration) of the Housing (Regulation of Approved Housing Bodies) Act 2019 in respect of a registered Approved Housing Body which is categorised by AHBRA as 'micro'.

The Board noted the background to the matter, including details of the AHB, its properties and tenancy arrangements, the history of regulatory engagement with the AHB and the efforts made by AHBRA to secure compliance with the AHB Standards. The Board further noted that the AHB had failed to make sufficient progress towards compliance and had ceased engagement with AHBRA since late 2025.

The Board considered the legal and regulatory framework set out in the paper, including AHBRA's statutory powers under Section 58 of the Act, the proposed cancellation pathway, and the legal advice obtained to date.

Following discussion, the Board agreed that the matter had reached the point where consideration of cancellation under Section 58 of the Act was the appropriate next regulatory step.

The Board further noted that, in accordance with the applicable scheme of delegation, the proposal notice would issue by the CEO and that the matter would return to the Board following the statutory representations process for final determination.

b. Recommendation for Investigation

The Board considered a paper regarding the proposed commencement of an investigation under Sections 45 and 46 of the Housing (Regulation of Approved Housing Bodies) Act 2019 in respect of Cluainin Voluntary Housing Association. LMcM outlined the procedural steps involved in the proposed course of action.

Members noted that the proposed investigation had been brought forward in accordance with the Investigations Policy. Members discussed the proposed timing, scope and resourcing implications of the investigation, including arrangements for engagement with externally appointed inspectors and the need to ensure appropriate budget provision.

Having considered the matter, the Board approved the commencement of the investigation, noting that this is a matter reserved to the Board. The Board further noted that the investigation is preliminary in nature and that no findings had been made at this stage.

The Board further authorised the CEO, in accordance with the existing scheme of delegation, to appoint inspectors and to settle the detailed terms of appointment, reporting arrangements and conduct of the investigation within the scope outlined in the paper.

IT WAS RESOLVED by the Board that the commencement of an investigation under Sections 45 and 46 of the Housing (Regulation of Approved Housing Bodies) Act, 2019 in respect of the AHB Cluainin Voluntary Housing Association be and is hereby approved.

4. Regulatory Update

a. Revised Investigations policy

Members considered proposed changes to the investigations policy. Members noted that the revised policy incorporated lessons learned arising from AHBRA's first statutory investigation, including the addition of policy triggers for the commencement of statutory investigations. Members further noted that recommendations made by the Legal & Regulation Committee in its consideration of an earlier draft had been incorporated into the version presented by the Executive. Subject to further refinement of the wording of one criterion, the Board approved the revised Investigations Policy.

IT WAS RESOLVED by the Board that the revised Investigations policy be and is hereby approved.

b. Annual Monitoring Programme – 2025 data insights

Members received the final analysis of the outcomes of the 2025 Annual Monitoring Programme. Members noted the increase in the response rate to 94%, compared with 87% in 2024, and that the dataset provided enhanced insight into higher-risk areas to support further regulatory analysis.

Members further noted that a small number of AHBs remained subject to repeated or longstanding non-compliance with Annual Monitoring Form requirements and that further engagement with those AHBs was planned.

Members discussed the implications of anticipated sectoral growth, associated regulatory risks, and the impact of the Care and Support AHB category on overall monitoring programme data and analysis.

c. AHBs in non-compliance

Members were provided with a verbal update on a number of AHBs currently subject to regulatory engagement in relation to compliance matters. Members were updated in relation to one large AHB undergoing assessment with the statutory process ongoing. Members requested an update in due course.

FOL also briefed Members on emerging regulatory and compliance matters which may require Board consideration in due course.

5. Corporate Services Update

a. Quarter 1 review of management accounts

A review of quarter one management accounts was presented to Members. AB summarised payroll and non-payroll figures. Members noted that the Q1 position, showing overall expenditure ahead of budget, was primarily attributable to timing differences in payroll expenditure incurred against the budget forecast.

b. Review and approve Financial Statements. Letter of Representation and Comprehensive Report to the Minister

Financial Statements

Members were informed that the ARC had scrutinised the financial statements and recommended the statements for approval by the Board.

Following a discussion on the contents, the Board approved the financial statements as presented.

IT WAS RESOLVED by the Board that the draft Financial Statements for the year ending 31 December 2025 be and are hereby approved.

Comprehensive Report to the Minister

The Comprehensive Report to the Minister was distributed in advance to Members and tabled at the meeting.

IT WAS RESOLVED by the Board that the Comprehensive Report to the Minister be and is hereby approved.

Letter of Representation

The Letter of Representation was distributed in advance to Members and tabled at the meeting. Members noted that the Letter of Representation was reviewed by the ARC and recommended for approval by the Board.

IT WAS RESOLVED by the Board that the Letter of Representation to the office of the Comptroller and Auditor General be and is hereby approved.

c. ARC Chairperson update

Board members were apprised of the work undertaken by the Committee in the last quarter. Activity focused on reviewing draft audited financial statements for recommendation for approval by the Board and seeking assurance on the status of actions items arising from internal and external audit. It was noted that the ARC received an update from the Executive on the status of the ICT procurement project.

d. Annual Report 2025

Members considered the draft Annual Report. Members noted that comments received in advance of the meeting had been incorporated, other than comments relating to matters outside the reporting period or matters already addressed in the draft. Members also discussed a small number of textual amendments during the meeting. Subject to agreed textual changes, the Annual Report was approved for publication.

IT WAS RESOLVED by the Board the Annual Report for 2025 be and is hereby approved for submission to the Department, subject to agreed changes.

6. Governance Update

a. LRC Chairperson's Report to the Board

The LRC Chairperson's report was distributed in advance to the members and tabled for approval at the meeting. Board members were informed of the work undertaken by the Committee in the last quarter noting its review of the revised Investigations policy and consideration of potential regulatory pathways in non-compliance.

Members noted the Chairperson's report to the Board with approval.

b. Communications portal for Board – update and demonstration

Members received a demonstration of the SharePoint-based Board communications portal developed by the Executive.

Following discussion, Members endorsed the proposed use of SharePoint for Board and Committee communications and requested that the Executive continue development and implementation of the platform, taking account of feedback received during the meeting, including the inclusion of search functionality.

7. Risk Management

Members were updated on changes to risk ratings following review of the corporate risk register.

Members also briefly discussed the extent of emerging risks that may impact the organisation and agreed that these would be considered in greater detail at the forthcoming strategy day.

8. AOB

The date of the next meeting is set at 22 June at 09.30 in advance of the Board Strategy Day meeting at 10.30. Both meetings will be in-person and held at Brooks Hotel, Drury Street, Dublin 2.

There being no further business, the Chairperson declared the meeting closed (13.15).

Signed:

Eddie Lewis
Chairperson

Date: 7th July 22