Irish Council
for Social Housing

Presentation to
Dublin City Council Housing SPC
Delivering in Partnership

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ICSH
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Overview

- Role of ICSH & AHB sector
- Delivery Streams
- Regulation of AHBs
- Housing Management
- Housing projects – examples

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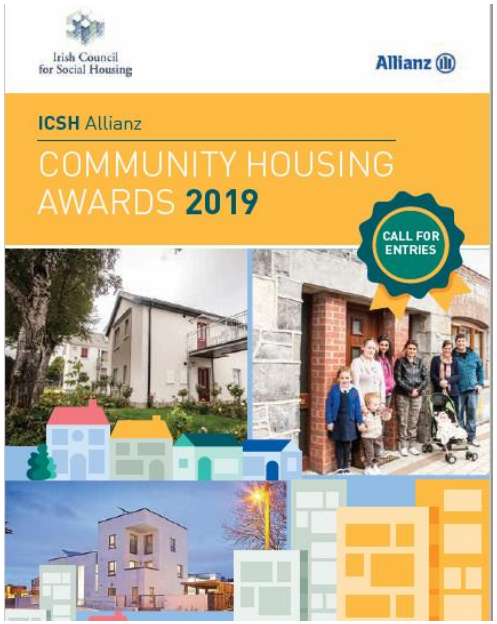
Introduction – Irish Council for Social Housing

- National representative body for housing associations/AHBs
- Represent and advocate on behalf of members
- Events, training , publications, development & support
- Provide information flow e.g. policy, funding developments
- 270 members - Tier 1 <50, Tier 2 50-300, Tier 3 >300 homes



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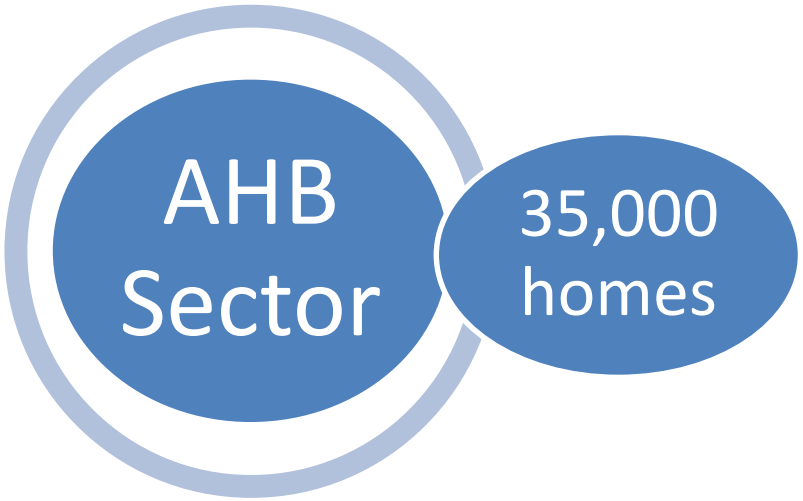
Role of Approved Housing Bodies

- DCC partnering with Approved Housing Bodies for over 30 years – track record
- Provision of social housing to households on DCC waiting list
- General Needs Housing – Building sustainable neighbourhoods
- Special Needs Housing – Older People, People with Disabilities, Homeless Households – specialist housing with support



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Delivery Streams by AHBs

Construction	Acquisition
Part V	Regeneration of Older DCC Stock
Leasing	Vacant Properties

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Active Funding Streams - AHBs

Capital Assistance Scheme (Special Needs) **100% Capital Funding**	**CALF & P&A (General & Special Needs)** **Mixed Loan & Capital Funding (Max 30%)**
Payment & Availability Agreements (P&A) - Leasing properties	Affordable Rental … not yet clear but AHB seeking to assist

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Housing Association Activity Report 2018

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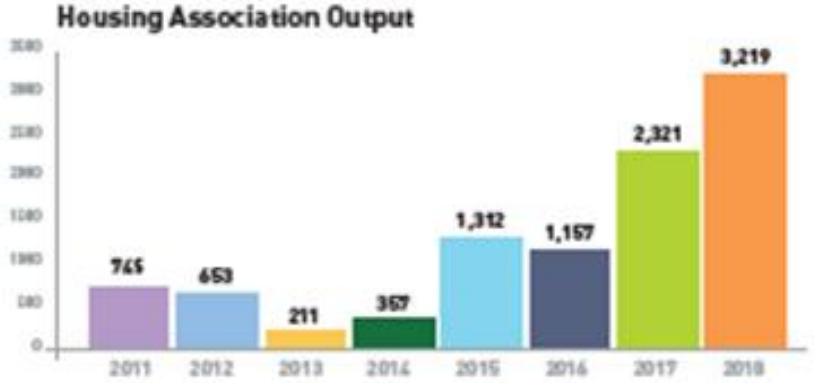
Housing Associations

38%

of new long-term social housing in 2018

Homes Delivered by Housing Associations 2011-2018

Number of homes per year provided by housing associations to households on the waiting list.



Breakdown of long-term social housing delivery in 2018

8,422

62%
5,203
Local Authority

38%
3,219
Housing Association

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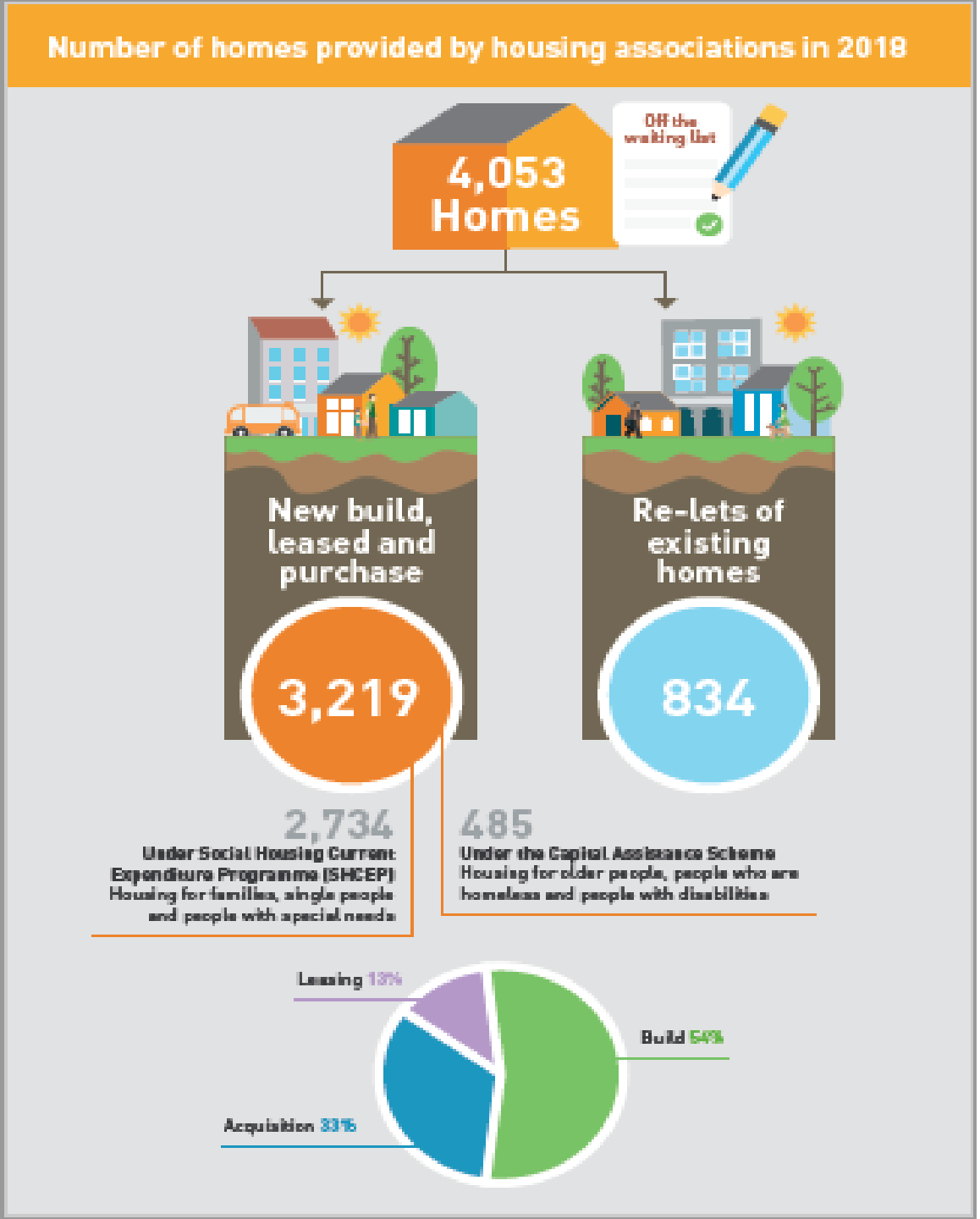
AHB delivery in DCC 2018

625 homes



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Regulation of AHBs

- Regulation to ensure a well governed, well managed and financially viable sector.
- AHBs currently under voluntary Interim Regulator
- Introduction of Statutory Regulation - Publication of the Housing (Regulation of Approved Housing Bodies) Bill 2019
- All AHB tenancies registered with the RTB – with full access to Part 4 protections, mediation and dispute services
- Local Authorities contractual agreements with AHBs set out requirements
- AHBs under the Charities Regulator

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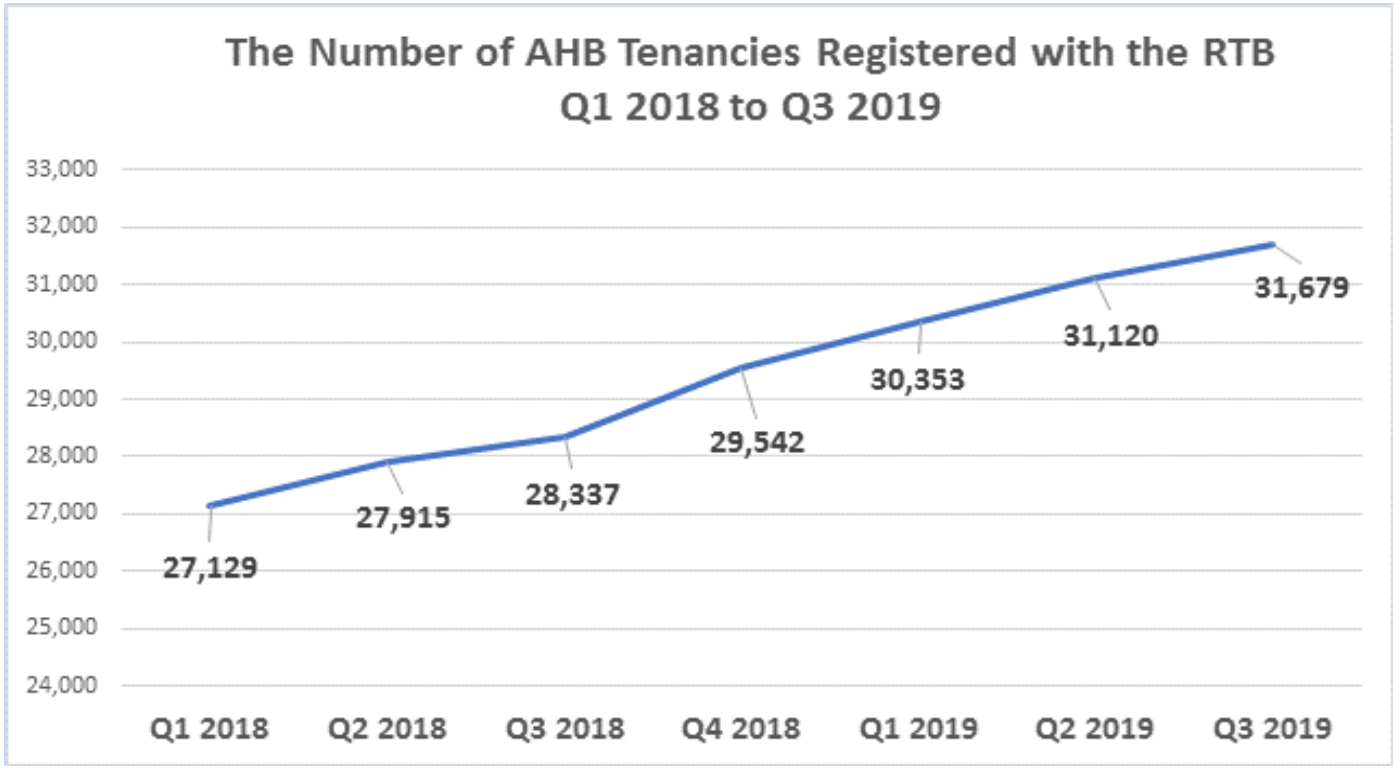
Regulation of AHBs – RTB



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Regulation of AHBs – Standards

Financial Standard

Financial Viability
- Surplus/Deficit
- Liquidity
- Cashflow

L-T Viability
- Strategy
- Business Planning
- Annual Financial Return
- 30-year Extrapolated Financials
- Stress Testing & Mitigations
- Key Financial Ratios
- Asset Management
- Risk Management

Governance Standard

Fully Functioning Board

Oversight, Direction & Control

Strategy/Leadership

Outcomes Focused

Transparency

Skills, Expertise & Diversity

Financial Governance & Risk Management

Performance Standard

- **People**
  - Tenant Policies
  - Allocations
  - Income Mgmt.
  - Communication
- **Property**
  - Voids
  - H&S
  - Sinking Fund
  - Stock Condition Surveys
  - Repairs & Maintenance
  - Asset Mgmt.
- **Performance**
  - KPI
  - VFM
  - Management & Maintenance Costs
  - Planning & Oversight

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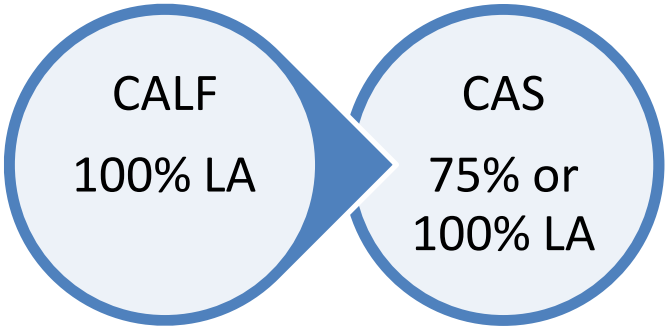
Housing Management – Allocations

- AHBs house people from the DCC waiting list
- Nominations are made by DCC allocations department
- CALF funded properties are 100% DCC waiting list
- CAS funded properties are 100% DCC waiting list where there was 100% funding
- CAS funded properties with less than 100% funding are minimum 75% DCC waiting list
- Co-operation between DCC & AHBs to ensure households with special needs get support



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Housing Management – Rent

- Rents are based on the original funding stream

- CALF- DCC Differential Rent Applies
- CAS – Economic Rent – an affordable rent which covers costs for the management and maintenance of the homes. CAS tenants can apply for a capped RAS payment
- CLSS – scheme discontinued but Differential Rent applies to properties funded under this

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Housing Management

- AHBs responsible for management and maintenance
- Sinking Funds critical to M&M
- Working in multi-unit developments – OMCs; delivering services to tenants
- AHBs track record on maintenance and responding to tenants
- AHBs do not have access to remedial works schemes and long-term planning essential

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Housing for Families
Cluid Housing – Killarney Court, Dublin 1

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Housing for Families

Respond Housing, D5.

Oaklee Housing, D11.

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Housing for Older People
Fold Housing Association, Wellview House, D5

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Housing for People with Disabilities

Hail Housing- Ballymun, D11

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Housing for Homeless People

Focus Ireland – John's Lane West, D8

Regeneration partnership with DCC

Peter McVerry Trust – St. Agatha's Court

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Innovation

Tuath Housing - Harolds Court, D12

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Working in partnership with DCC Councillors and Executive

Delivering and managing homes

DCC	Approved housing bodies
• Housing Delivery • Sites/land for development • Housing applicants/nominations • Oversee Housing Strategy	• Loan finance and delivery • Housing management (incl. Part V) • Cost and affordable rental • Communications and information

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Communicating with Councillors

- Engaging with Local Councillors
- Enhancing the neighbourhood – Neighbour's Day etc.
- Dublin City Council MOU to underpin strong working relationship
- ICSH Information Events

Thank you

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