Presentation to Dublin City Council Housing Strategic Policy Committee

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ICSH Director of Operations
22nd June 2016

Irish Council
for Social Housing

Content

- **Part 1:**
  - Elected Members and the not for profit housing sector;
  - Overview of housing associations;

- **Part 2:**
  - Compliance and regulation in the not for profit housing sector.

Irish Council
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Part 1

Elected Members and the not for profit housing sector

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What housing associations have to offer

- Delivering on the Social Housing Strategy targets & assisting local authorities to meet housing need;

- Secure, permanent tenancies;

- Provide new social housing with off-balance sheet loan financing / private borrowing – up to €100m in loan finance has been accessed to provide 700 homes

- Choice in provision of housing options- general needs and specialists;

- Housing management expertise - HAPM evidence;

- Option for LAs to use housing associations to manage Part V schemes;

- Refurbishment / Retrofit of local authority stock with loan finance;

- New delivery mechanisms:
  - NAMA – over 1,800 properties have been provided for social housing through NAMA; 90% of these were by housing associations;
  - Mortgage to Rent – over 150 delivered to date with over 600 cases active;
  - Stock transfer.

Irish Council for Social Housing

Stock Transfer – Fold Ireland, Ballygall Road, Dublin 11

Local authority enabling role for housing associations

- Provision of subsidised sites for HAs which were previously very successful in meeting needs of housing applicants;

- Approving CAS, CALF & other funding to deliver on Social Housing Strategy actions;

- Provision of nominations from local authorities to AHB vacancies – Nominations protocol agreed in 2011 between ICSH and 4 Dublin local authorities;

- Access to framework panels for procurement – Framework Panel now available;

- AHB allocations/completions to be included in overall local authority targets.

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Councillor role

- Strategic role in overseeing delivery;

- Promotion of social housing as option for constituents wider choice with housing associations;

- Role of council as a provider of housing & enable association development and delivery;

- Responding to local need, ensure a balance of housing types in locality;

- Councillor as advocate, leader and innovator.

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for Social Housing

Improving Communications

- Different attitudes to housing associations;

- Understanding of the sector;

- No Tenant Purchase : Incremental Purchase Scheme- new houses for sale;

- Perceptions on nominations / allocations.
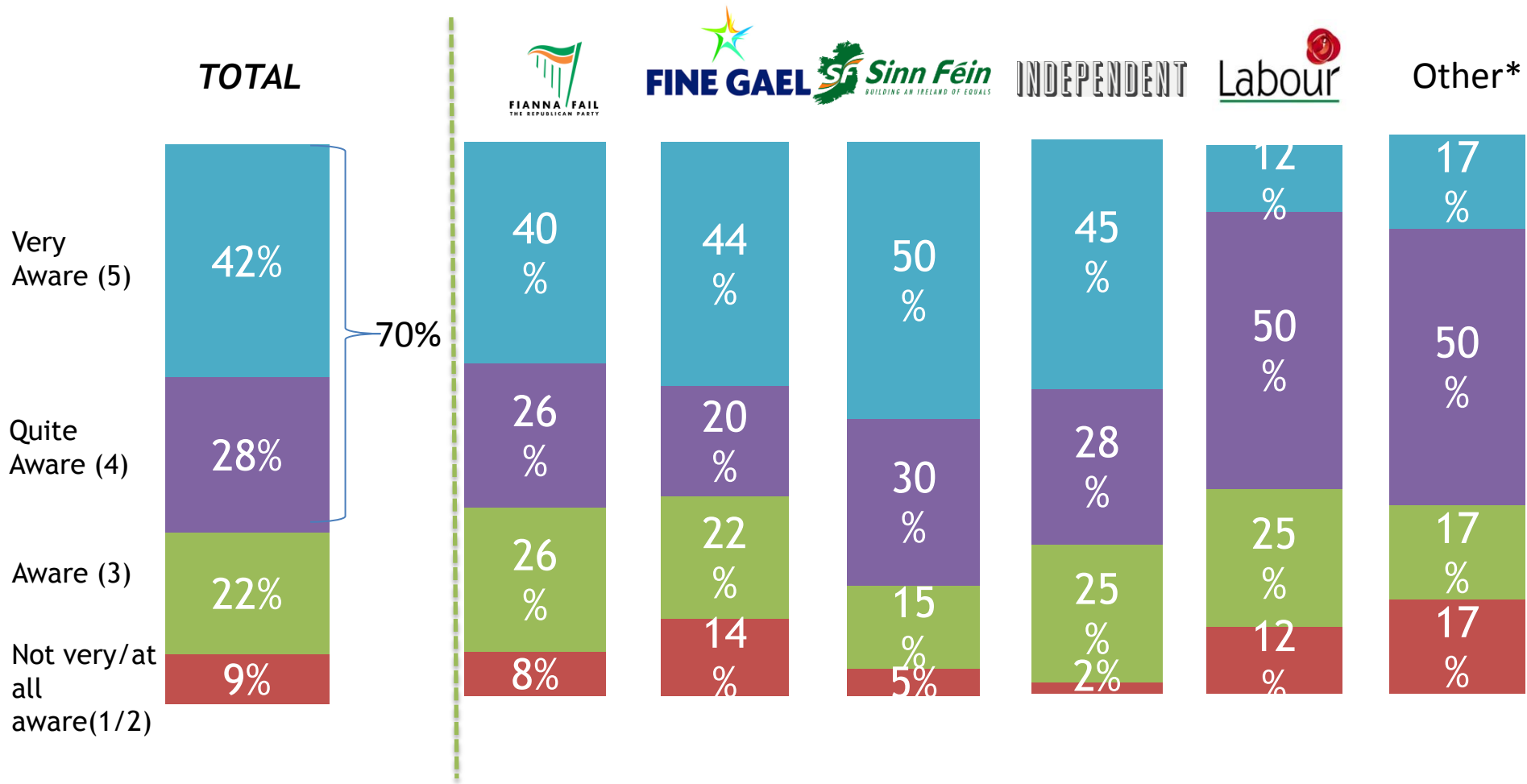
Irish Council
for Social Housing

Survey of Elected Members

- Undertaken in June 2015;

- Aim to build up engagement with elected members on priority issues identified by them;

- 200 Elected Members across the country took part;

- One of the key findings was the clear desire to have greater engagement with the ICSH and the sector;
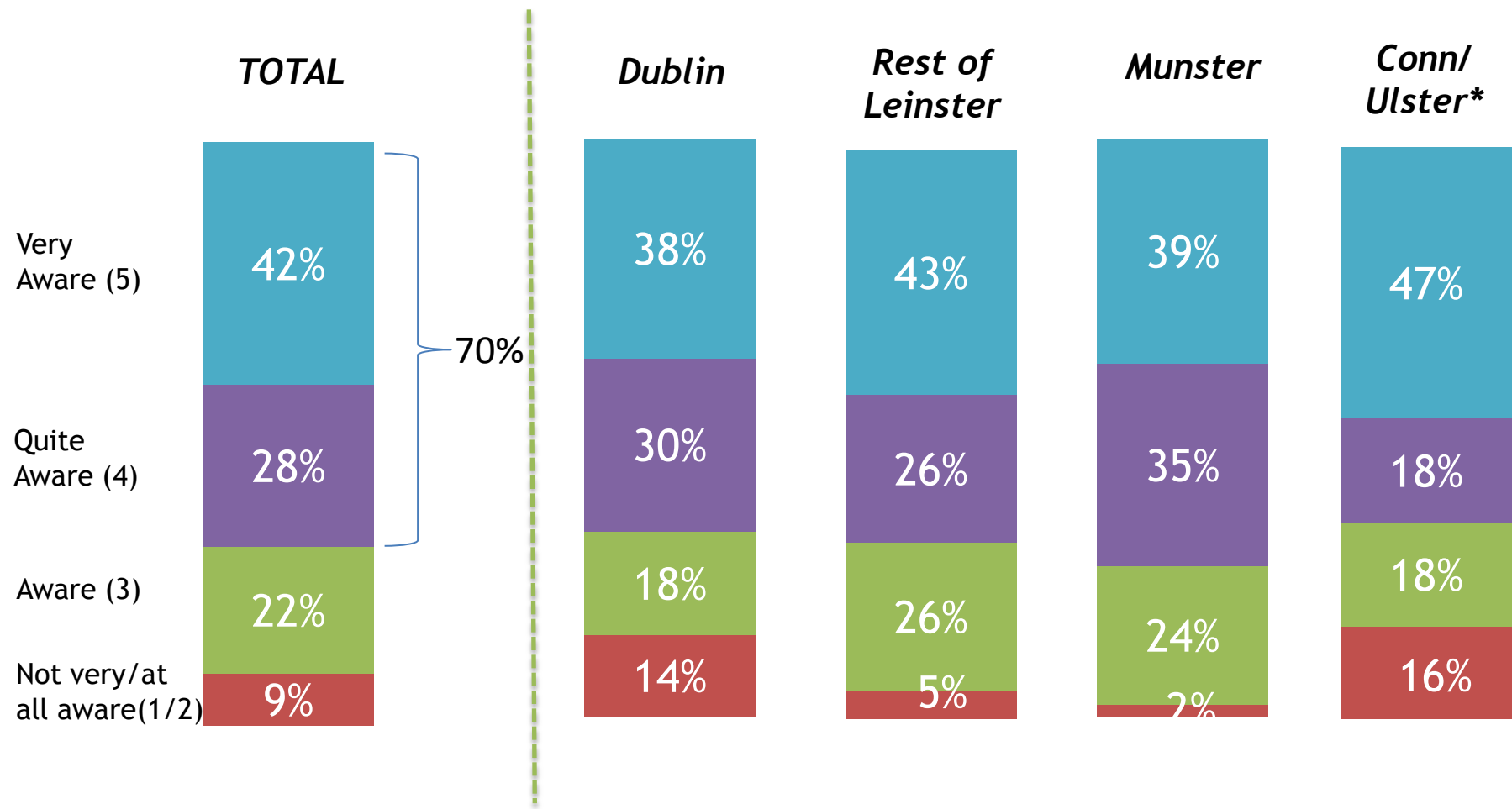
- Outcomes and Actions.

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7 in 10 of councilors are quite/very aware of housing associations

Total Sample: 200

TOTAL

FIANNA FAIL
THE REPUBLICAN PARTY

FINE GAEL

Sinn Féin
BUILDING AN IRELAND OF EQUALS

INDEPENDENT

Labour

Other*

	TOTAL	Fianna Fáil	Fine Gael	Sinn Féin	Independent	Labour	Other*
Very Aware (5)	42%	40%	44%	50%	45%	12%	17%
Quite Aware (4)	28%	26%	20%	30%	28%	50%	50%
Aware (3)	22%	26%	22%	15%	25%	25%	17%
Not very/at all aware(1/2)	9%	8%	14%	5%	2%	12%	17%

70%

Awareness level across region is high for Housing associations

Total Sample: 200

	TOTAL	Dublin	Rest of Leinster	Munster	Conn/ Ulster*
Very Aware (5)	42%	38%	43%	39%	47%
Quite Aware (4)	28%	30%	26%	35%	18%
Aware (3)	22%	18%	26%	24%	18%
Not very/at all aware(1/2)	9%	14%	5%	2%	16%

TOTAL Very Aware (5) + Quite Aware (4) = 70%
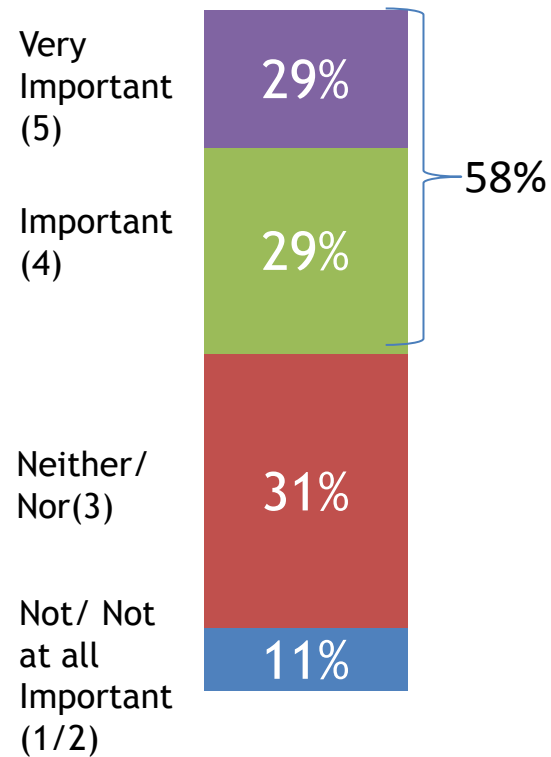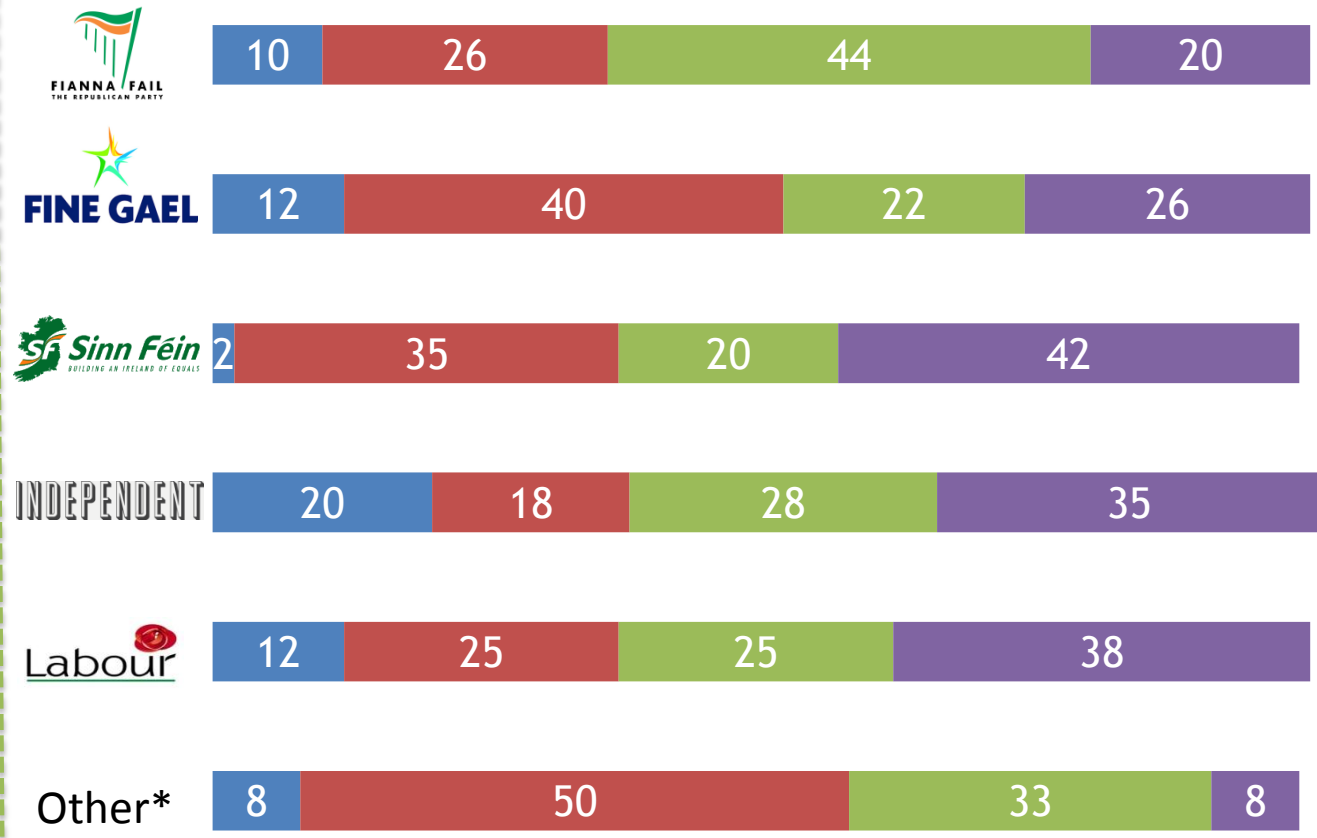
Over 1 in 2 Councilors rate the contribution of Housing associations as important

Total Sample: 200

TOTAL

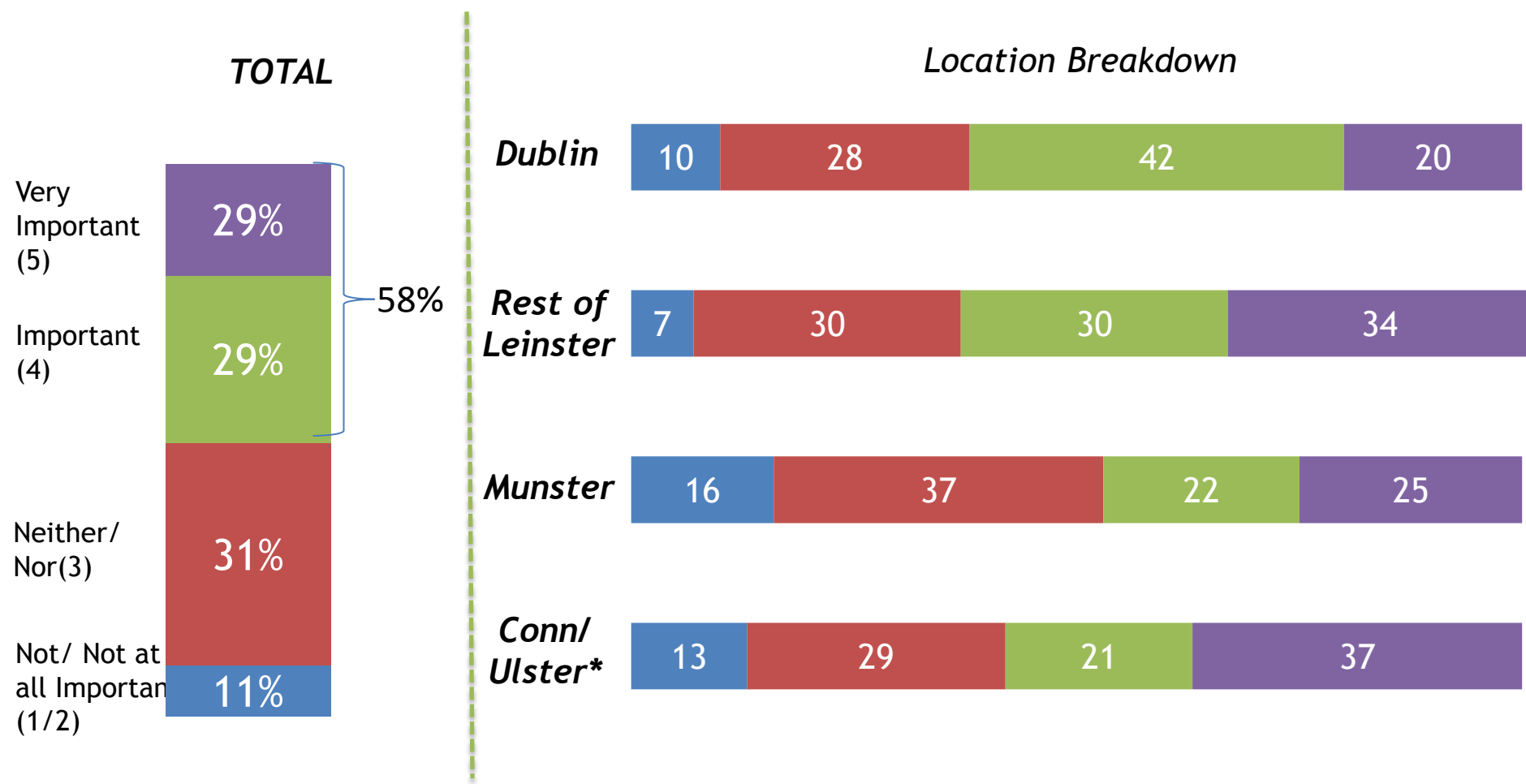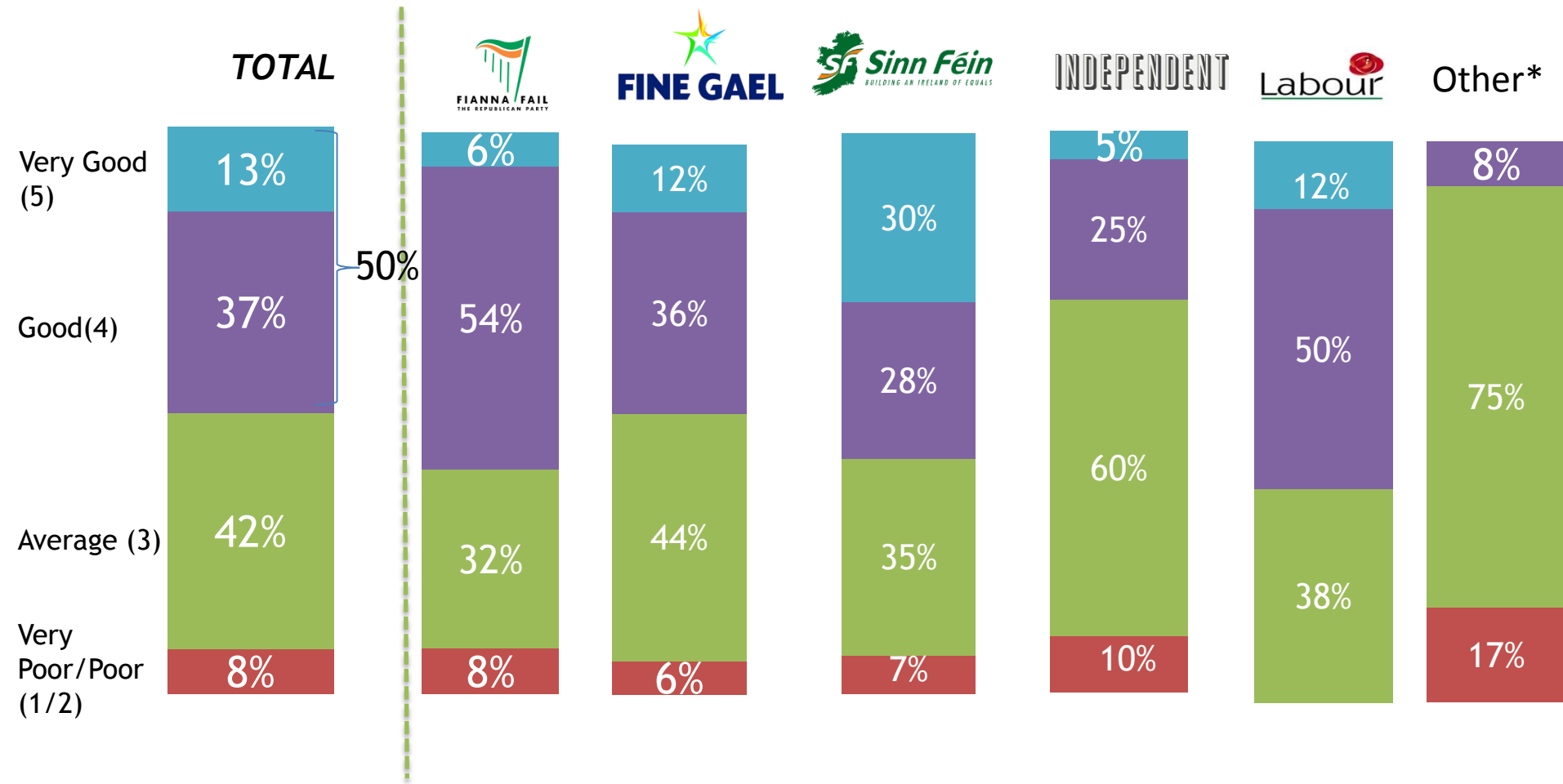| Category	%
Very Important (5)	29%
Important (4)	29%
	58%
Neither/ Nor (3)	31%
Not/ Not at all Important (1/2)	11%

Party Breakdown

Party				
FIANNA FAIL	10	26	44	20
FINE GAEL	12	40	22	26
Sinn Féin	2	35	20	42
INDEPENDENT	20	18	28	35
Labour	12	25	25	38
Other*	8	50	33	8

While high, Regions can differ in terms of importance of Housing associations

Total Sample: 200

TOTAL

Very Important (5)	29%
Important (4)	29%

58%

Neither/ Nor(3)	31%
Not/ Not at all Important (1/2)	11%

Location Breakdown

Location				
Dublin	10	28	42	20
Rest of Leinster	7	30	30	34
Munster	16	37	22	25
Conn/ Ulster*	13	29	21	37

1 in 2 councilors regard the quality of the Housing associations as good

Total Sample: 200

	TOTAL	FIANNA FÁIL THE REPUBLICAN PARTY	FINE GAEL	Sinn Féin BUILDING AN IRELAND OF EQUALS	INDEPENDENT	Labour	Other*
Very Good (5)	13%	6%	12%	30%	5%	12%	8%
Good(4)	37%	54%	36%	28%	25%	50%	75%
Average (3)	42%	32%	44%	35%	60%	38%	
Very Poor/Poor (1/2)	8%	8%	6%	7%	10%		17%

50%

Top box scores for quality of support is low – this is reflected across the regions

Total Sample: 200

	TOTAL	Dublin	Rest of Leinster	Munster	Conn/ Ulster*
Very Good (5)	13%	10%	16%	14%	11%
Good(4)	37%	42%	31%	41%	32%
	50%	52%	47%	55%	43%
Average (3)	42%	44%	44%	33%	47%
Very Poor/Poor (1/2)	8%	4%	8%	12%	8%
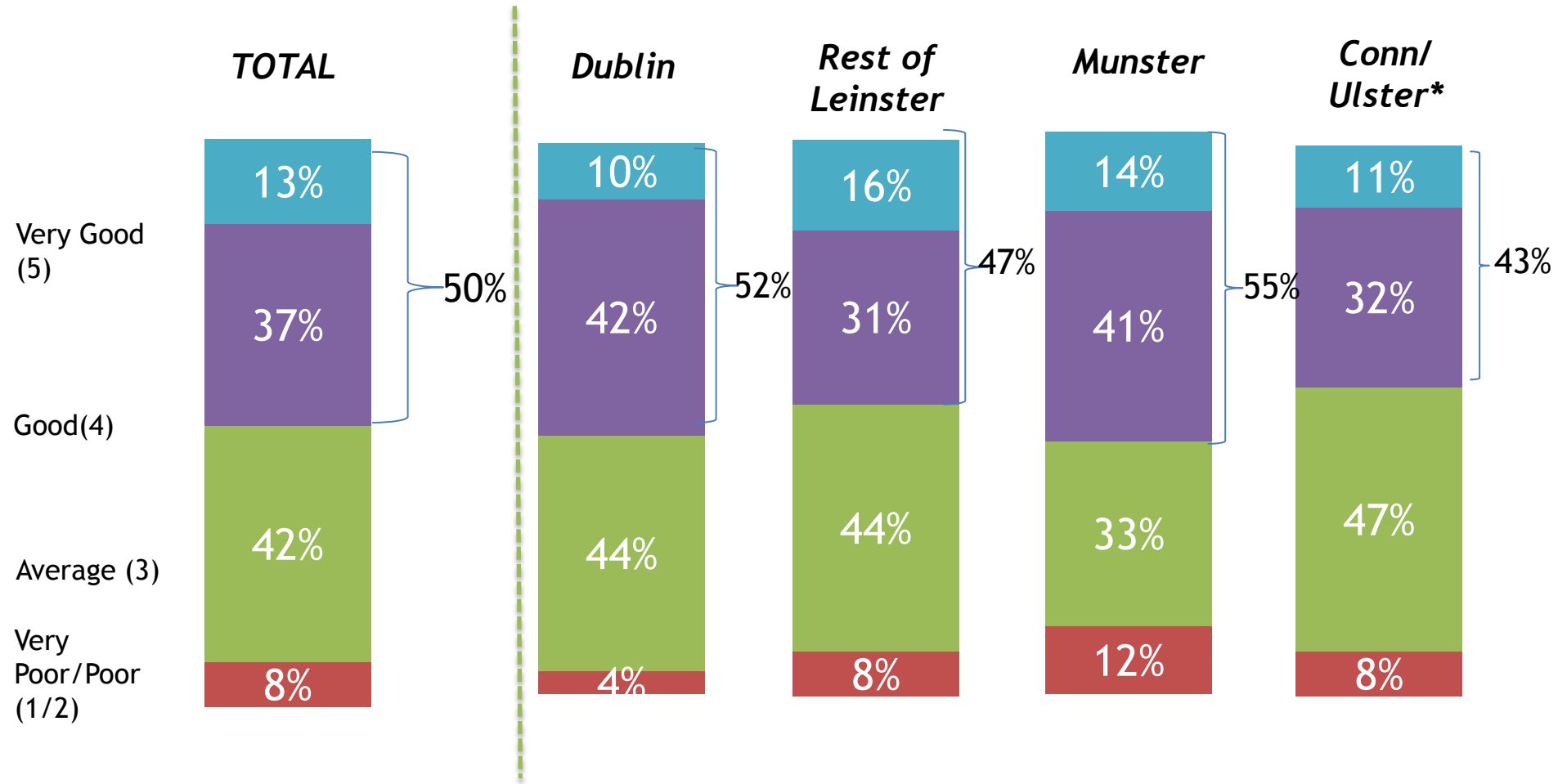
1 in 2 councilors believe housing associations should be involved in delivering houses

Total Sample: 200

4/5

	Not at all Involved (1)	Not Involved (2)	Neither/Nor (3)	Somewhat Involved (4)	Very Involved (5)	
TOTAL	12	12	23	28	25	(53%)
FIANNA FAIL	8	14	22	30	26	(56%)
FINE GAEL	10	6	26	38	20	(58%)
Sinn Féin	10	15	20	25	30	(55%)
INDEPENDENT	15	8	28	18	32	(50%)
Labour	12	12		50	25	(75%)
Other*	33	42	17	8	0	(8%)

■ Not at all Involved (1) ■ Not Involved (2) ■ Neither/Nor (3) ■ Somewhat Involved (4) ■ Very Involved (5)
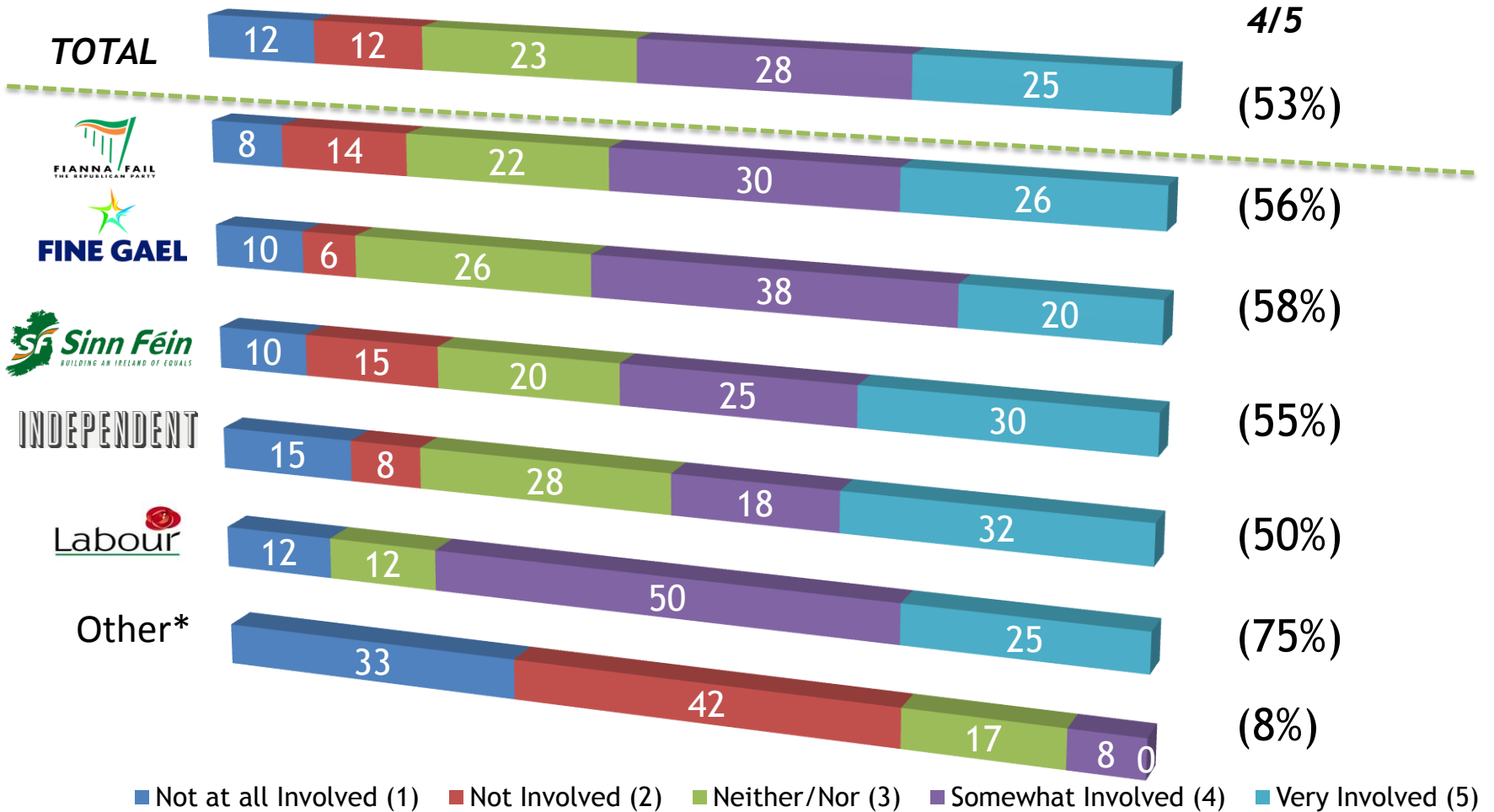
ROL & Conn/Ulster more likely to be In favour of the involvement of Housing Assoc.

Total Sample: 200

	Not at all Involved (1)	Not Involved (2)	Neither/Nor (3)	Somewhat Involved (4)	Very Involved (5)	4/5
TOTAL	12	12	23	28	25	(53%)
Dublin	12	20	16	32	20	(52%)
Rest of Leinster	10	13	16	31	30	(61%)
Munster	14	10	37	18	22	(40%)
Conn/Ulster*	13	3	24	32	29	(61%)

■ Not at all Involved (1) ■ Not Involved (2) ■ Neither/Nor (3) ■ Somewhat Involved (4) ■ Very Involved (5)
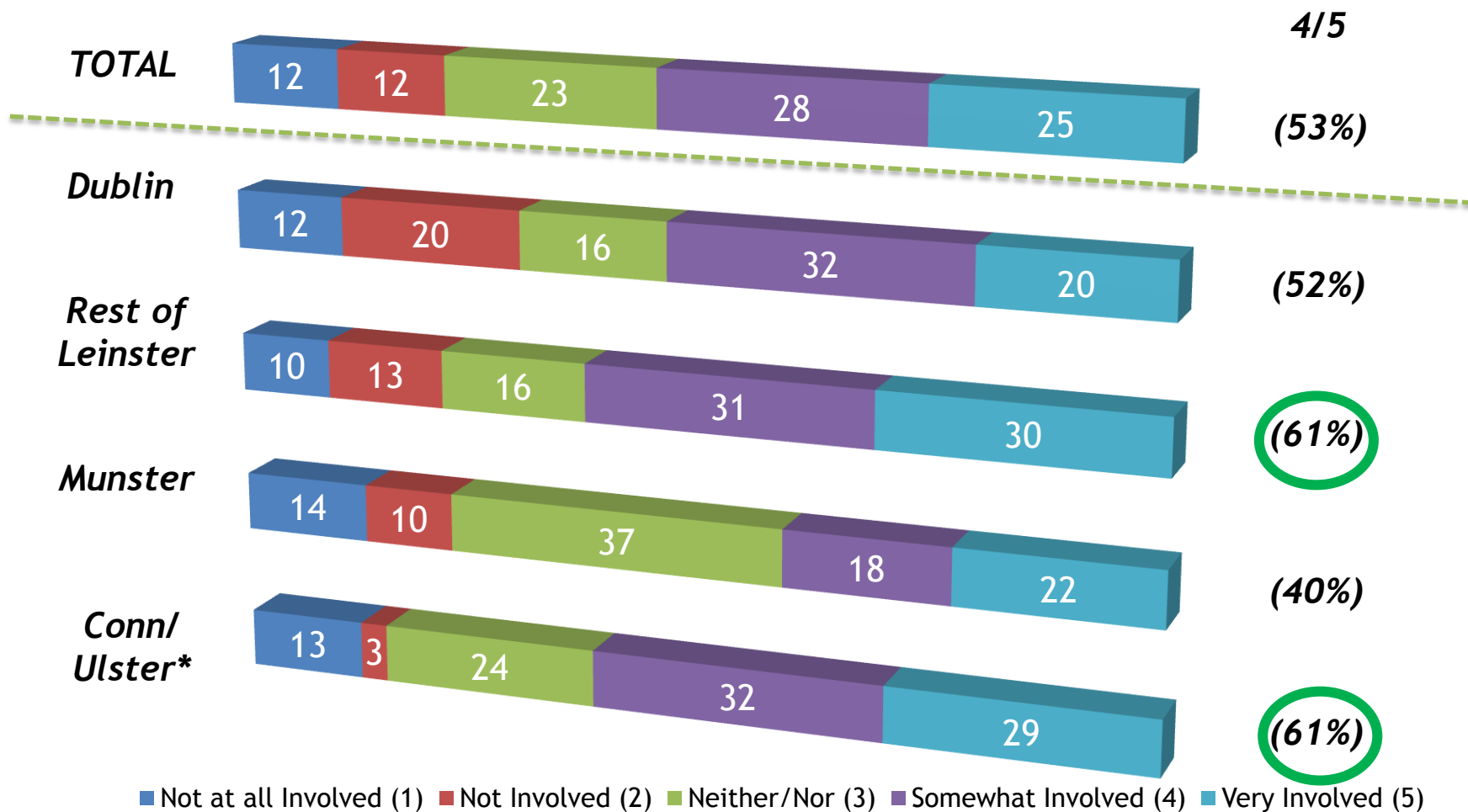
1 in 3 claim they need the help of the Housing association due to the crisis

Why they should be involved

Total Sample: 120

Help needed due to housing crisis	32%
Housing Associations are doing good work	28%
Housing Associations still have an important role to play	27%
Local authority are failing to manage this responsibility	8%
Housing associations have access to more funding	3%
There needs to be one centralised organisation in control	2%
Local authority have too much control	1%

"Have a vital role to play and are good with dealing with people with disability"

Why they shouldn't be involved

Total Sample: 80

Local authorities should manage this	72%
Negative impression of housing associations	25%
Negative experience with housing associations	15%
Not concerned about social housing	2%
Don't agree with social housing	1%

"Because I think the local authority should be responsible for delivering social housing. Housing agency do not have the skills to build large scale housing"

This sentiment is echoed when asked about the involvement of Local Authorities

Total Sample: 200

TOTAL	FIANNA FÁIL THE REPUBLICAN PARTY	FINE GAEL	Sinn Féin BUILDING AN IRELAND OF EQUALS	INDEPENDENT	Labour	Other*
77%	72%	74%	88%	70%	88%	92%

■ Not at all invovled ■ Not Invloved ■ Neither/Nor ■ Somewhat Involved ■ Very Invovled
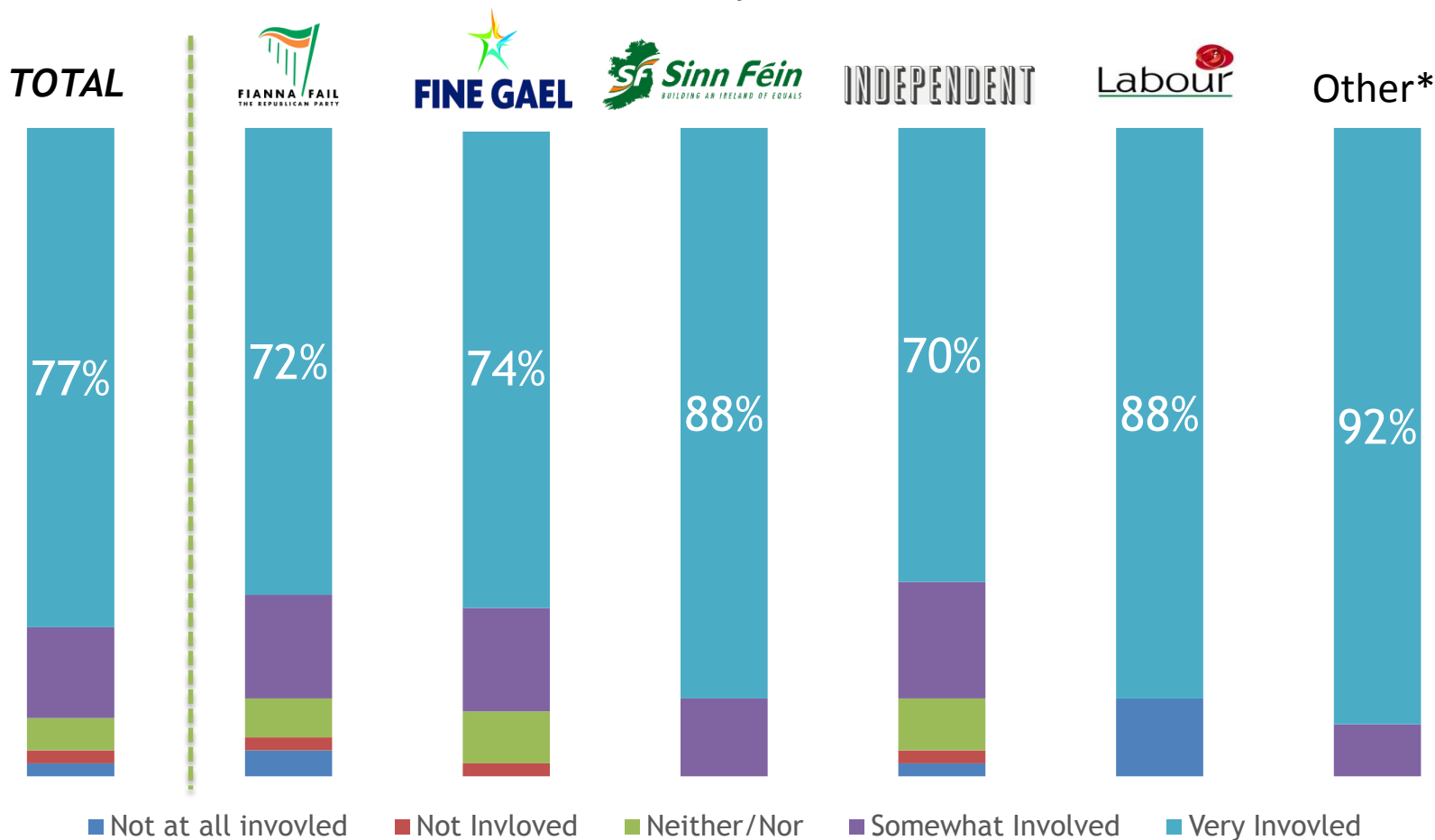
High appeal for local authority involvement across regions also

Total Sample: 200

TOTAL	Dublin	Rest of Leinster	Munster	Conn/Ulster*
77%	76%	80%	73%	79%

■ Not at all invovled ■ Not Invloved ■ Neither/Nor ■ Somewhat Involved ■ Very Invovled
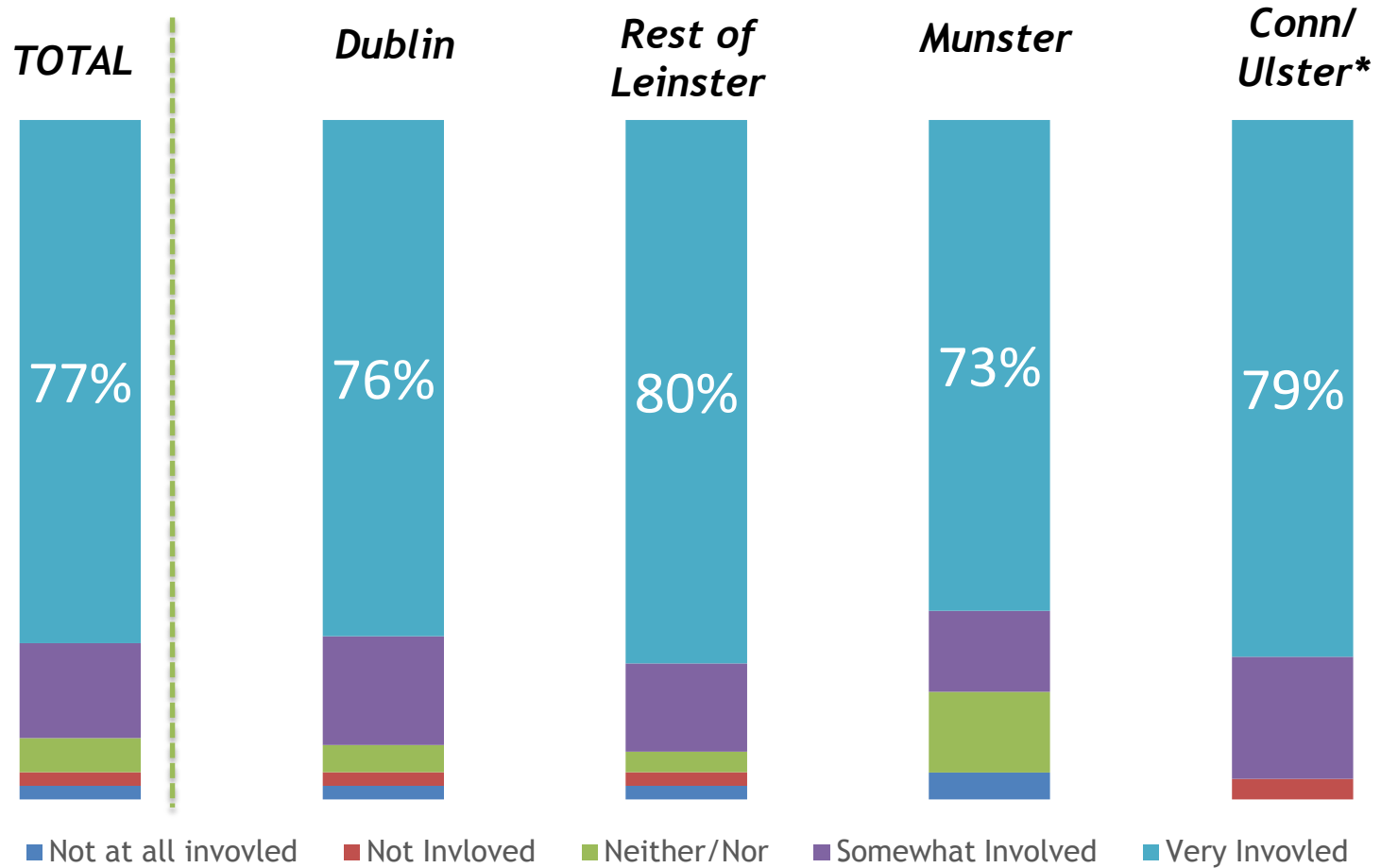
40% of Councilors are not at all aware of the new regulatory and governance structure

Total Sample: 200
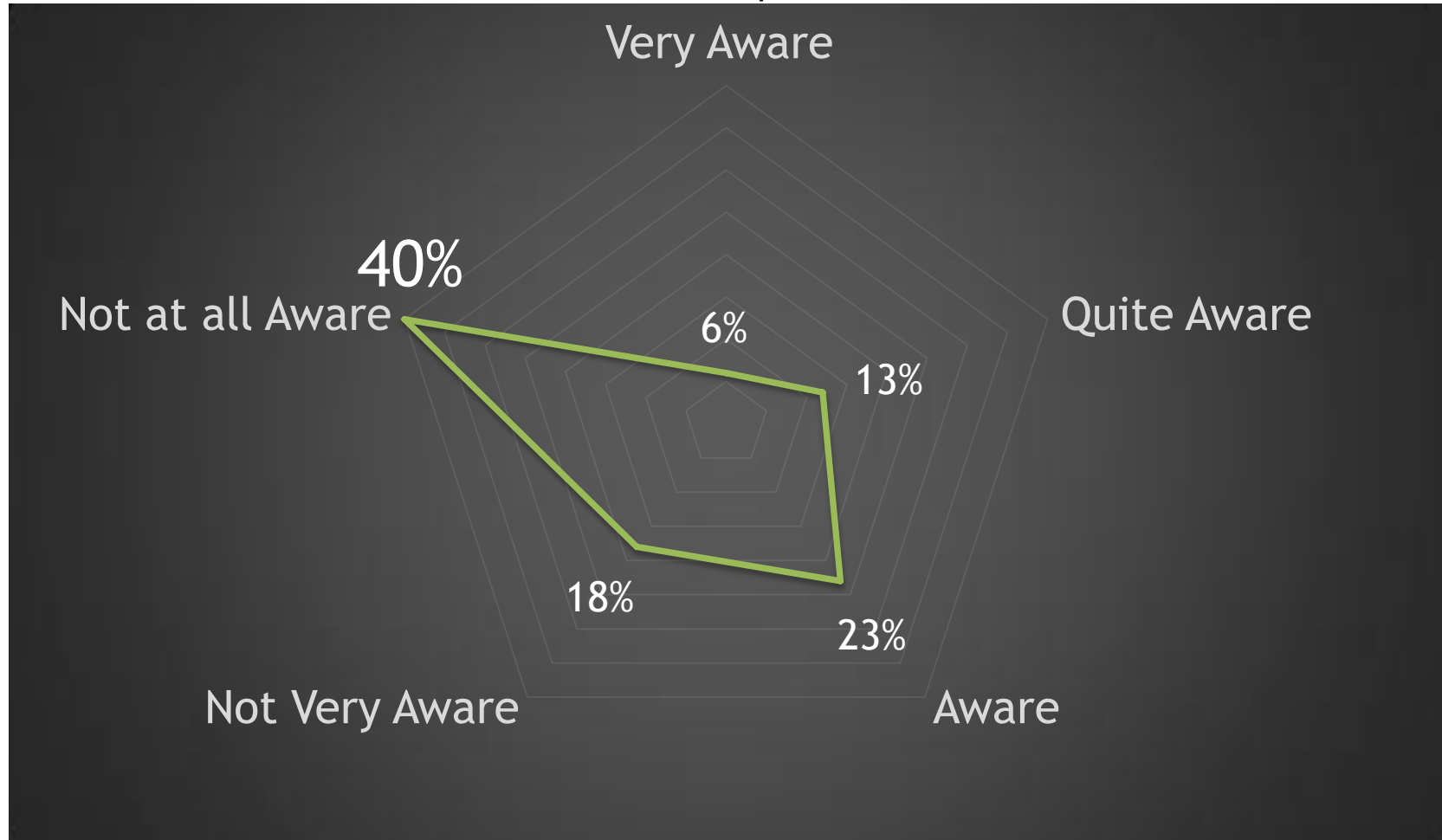
Almost 6 in 10 Councilors claim this new structure will boost their confidence in the sector

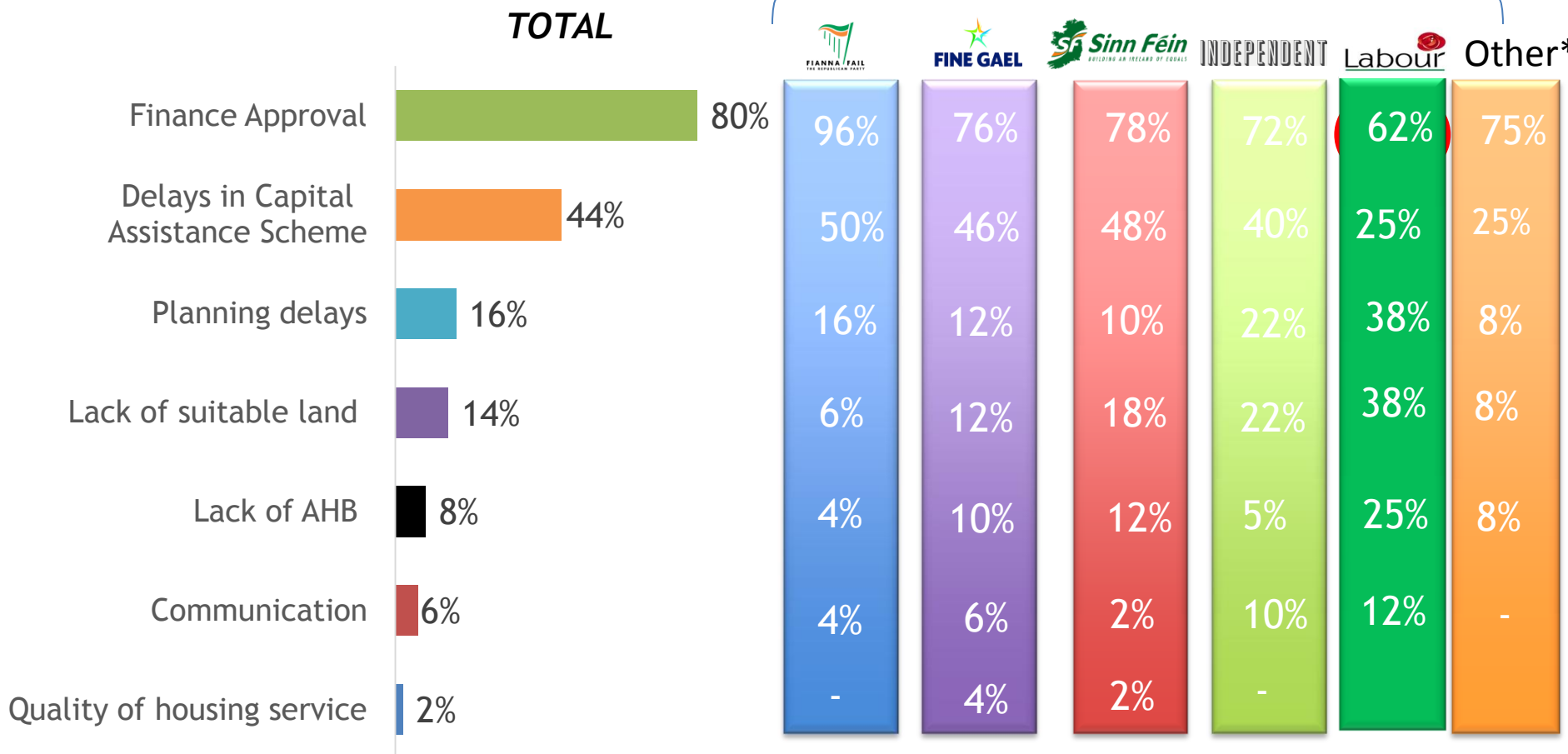*Total Sample: 119 Those aware of new structure*

TOTAL

✓ **56%**

✗ **44%**

	FIANNA FÁIL	FINE GAEL	Sinn Féin	INDEPENDENT	Labour	Other*
✓	65%	72%	41%	46%	67%	29%
✗	35%	28%	59%	54%	33%	71%

	Dublin	Rest of Leinster	Munster	Conn/ Ulster*
✓	60%	50%	60%	60%
✗	40%	50%	40%	40%

Councilors claim finance approval is the biggest challenge faced

Total Sample: 200

TOTAL

Challenge	TOTAL	FIANNA FÁIL	FINE GAEL	Sinn Féin	INDEPENDENT	Labour	Other*
Finance Approval	80%	96%	76%	78%	72%	62%	75%
Delays in Capital Assistance Scheme	44%	50%	46%	48%	40%	25%	25%
Planning delays	16%	16%	12%	10%	22%	38%	8%
Lack of suitable land	14%	6%	12%	18%	22%	38%	8%
Lack of AHB	8%	4%	10%	12%	5%	25%	8%
Communication	6%	4%	6%	2%	10%	12%	-
Quality of housing service	2%	-	4%	2%	-	-	-

Other = 9% Including Transfer issues, Entitlement issues, Fairness of the system

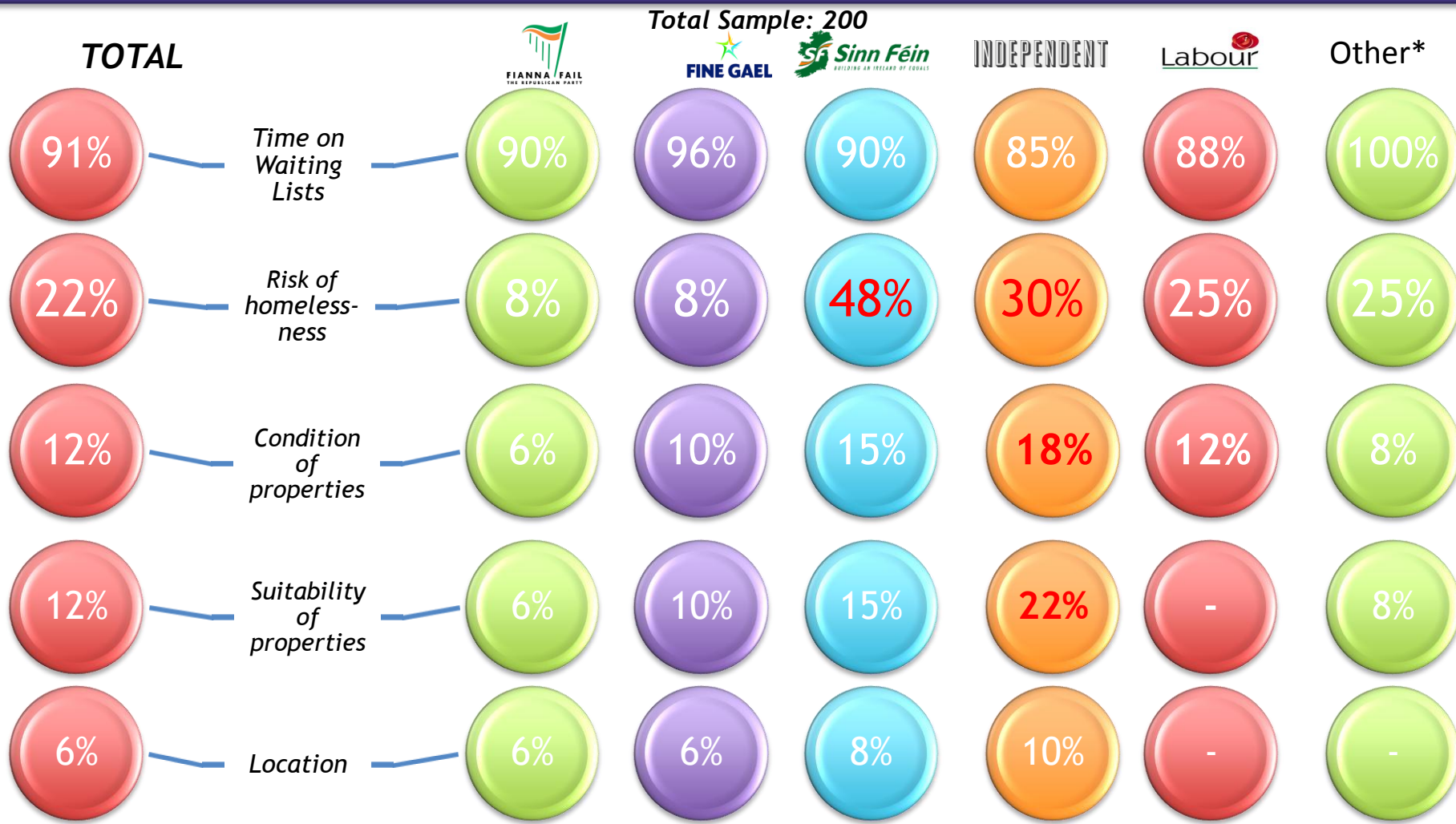# All over Leinster there is bigger concern in the delays for CAS
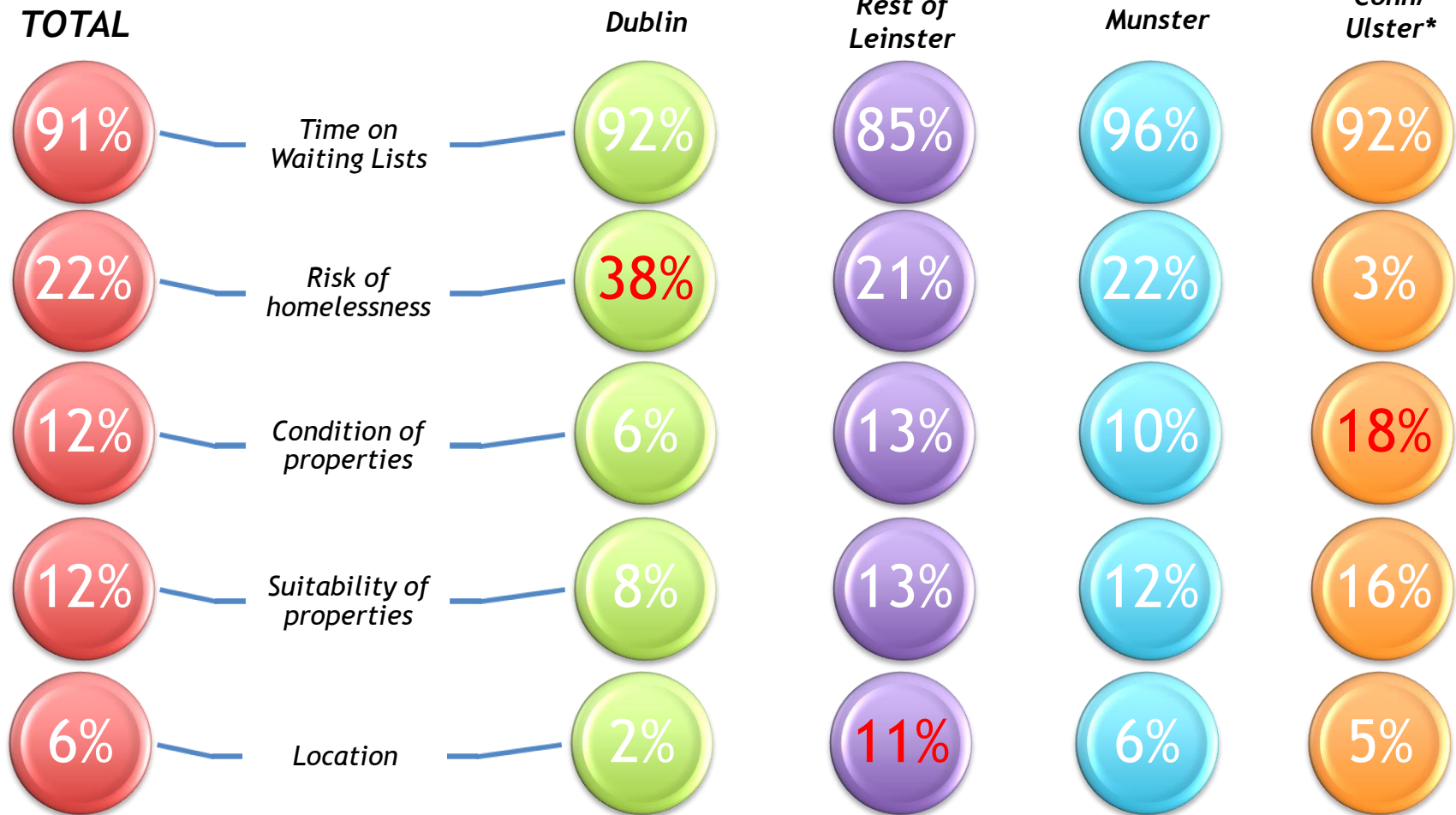
Total Sample: 200

TOTAL

Category	TOTAL
Finance Approval	80%
Delays in Capital Assistance Scheme	44%
Planning delays	16%
Lack of suitable land	14%
Lack of AHB	8%
Communication	6%
Quality of housing service	2%

Dublin	Rest of Leinster	Munster	Conn/ Ulster*
80%	82%	78%	79%
54%	56%	31%	29%
26%	18%	10%	5%
14%	20%	14%	8%
6%	10%	10%	8%
6%	5%	4%	8%
-	2%	2%	3%
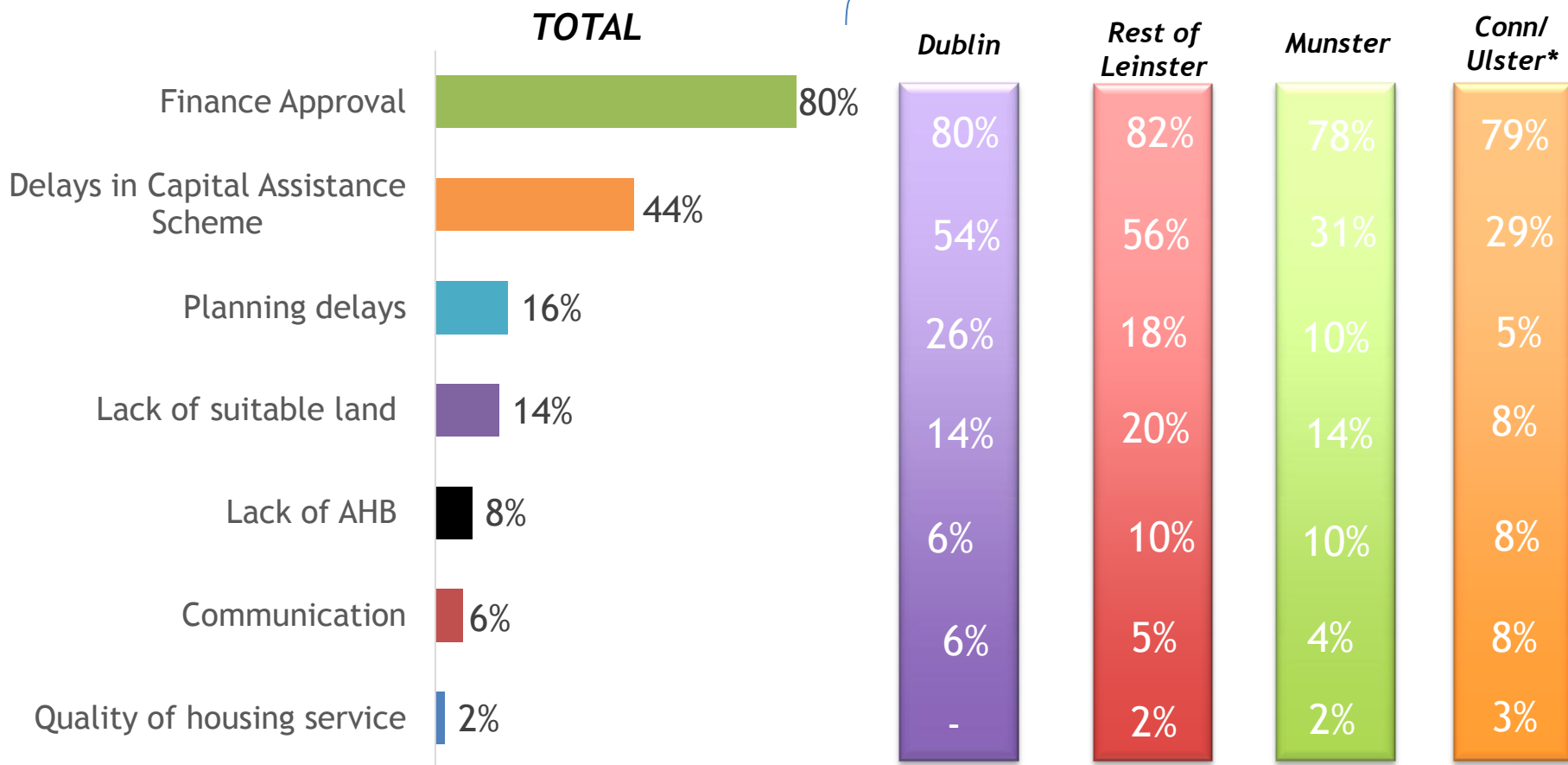
Other less than 1%

Time waiting on lists is the key complaint for constituents

TOTAL		FIANNA FAIL	FINE GAEL	Sinn Féin	INDEPENDENT	Labour	Other*
91%	Time on Waiting Lists	90%	96%	90%	85%	88%	100%
22%	Risk of homeless-ness	8%	8%	48%	30%	25%	25%
12%	Condition of properties	6%	10%	15%	18%	12%	8%
12%	Suitability of properties	6%	10%	15%	22%	-	8%
6%	Location	6%	6%	8%	10%	-	-

Risk of homelessness is a key concern for Constituents in Dublin

Total Sample: 200

TOTAL		Dublin	Rest of Leinster	Munster	Conn/ Ulster*
91%	Time on Waiting Lists	92%	85%	96%	92%
22%	Risk of homelessness	38%	21%	22%	3%
12%	Condition of properties	6%	13%	10%	18%
12%	Suitability of properties	8%	13%	12%	16%
6%	Location	2%	11%	6%	5%

Other = 8% Including Transfer issues, Entitlement issues, Fairness of the system

2 in 5 councilors are aware of the ICSH

Total Sample: 200

	TOTAL	FIANNA FÁIL	FINE GAEL	Sinn Féin	INDEPENDENT	Labour	Other*
Very Aware (5)	10	8	14	12	2	38	8
Quite Aware (4)	8	4	6	8	15		17
Aware (3)	21	20	20	20	27	25	8
Not very aware(2)	25	30	24	28	18	25	17
Not at all aware(1)	36	38	36	32	38	12	50

61% 68% 60% 60% 56% 37% 67%
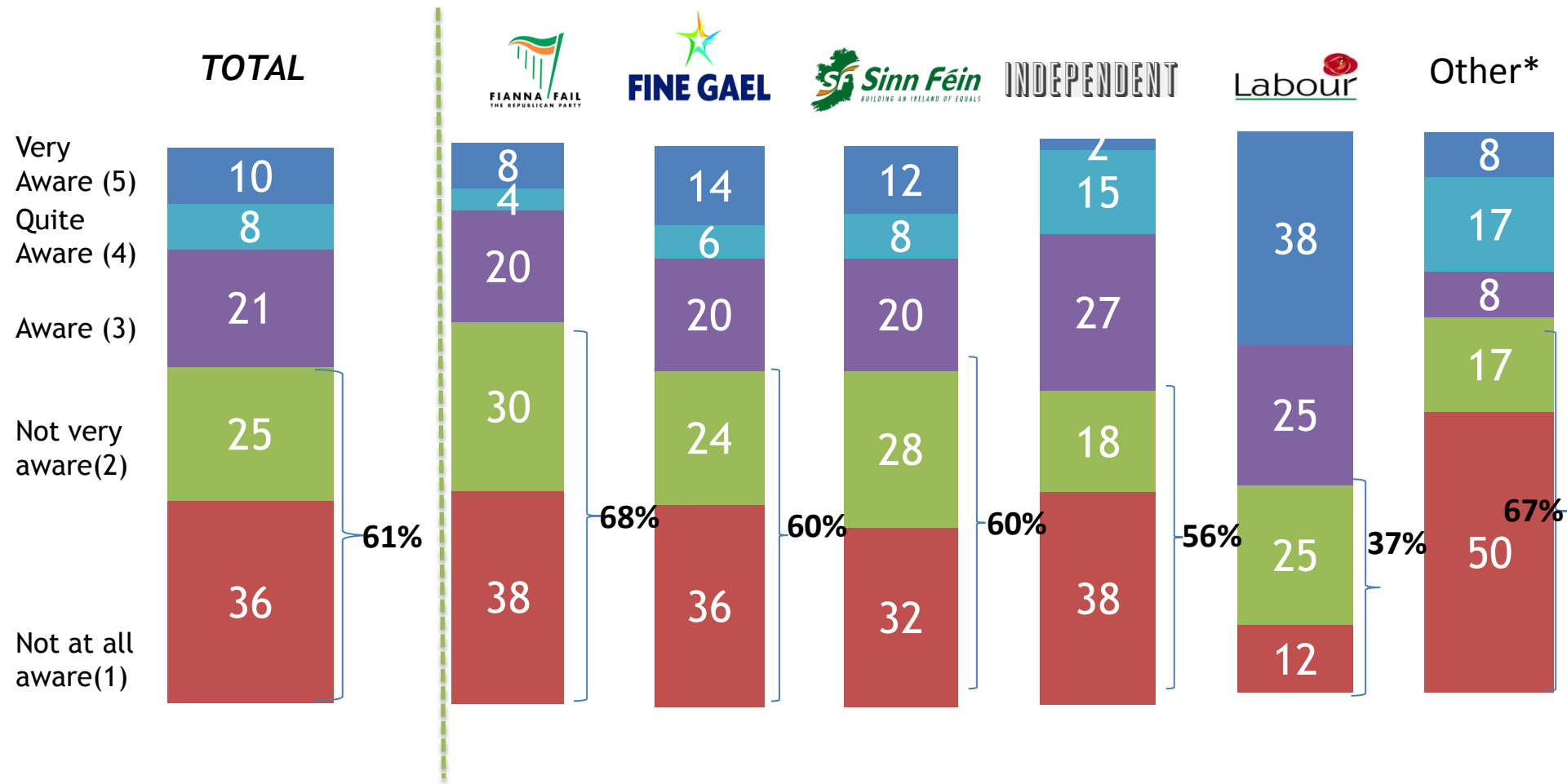
Dublin region is least aware of the ICSH

Total Sample: 200

	TOTAL	Dublin	Rest of Leinster	Munster	Conn/ Ulster*
Very Aware (5)	10	8	11	14	8
Quite Aware (4)	8	4	10	10	8
Aware (3)	21	20	18	25	21
Not very aware(2)	25	22	25	27	24
Not at all aware(1)	36	46	36	24	39

61%   68%   61%   51%   63%
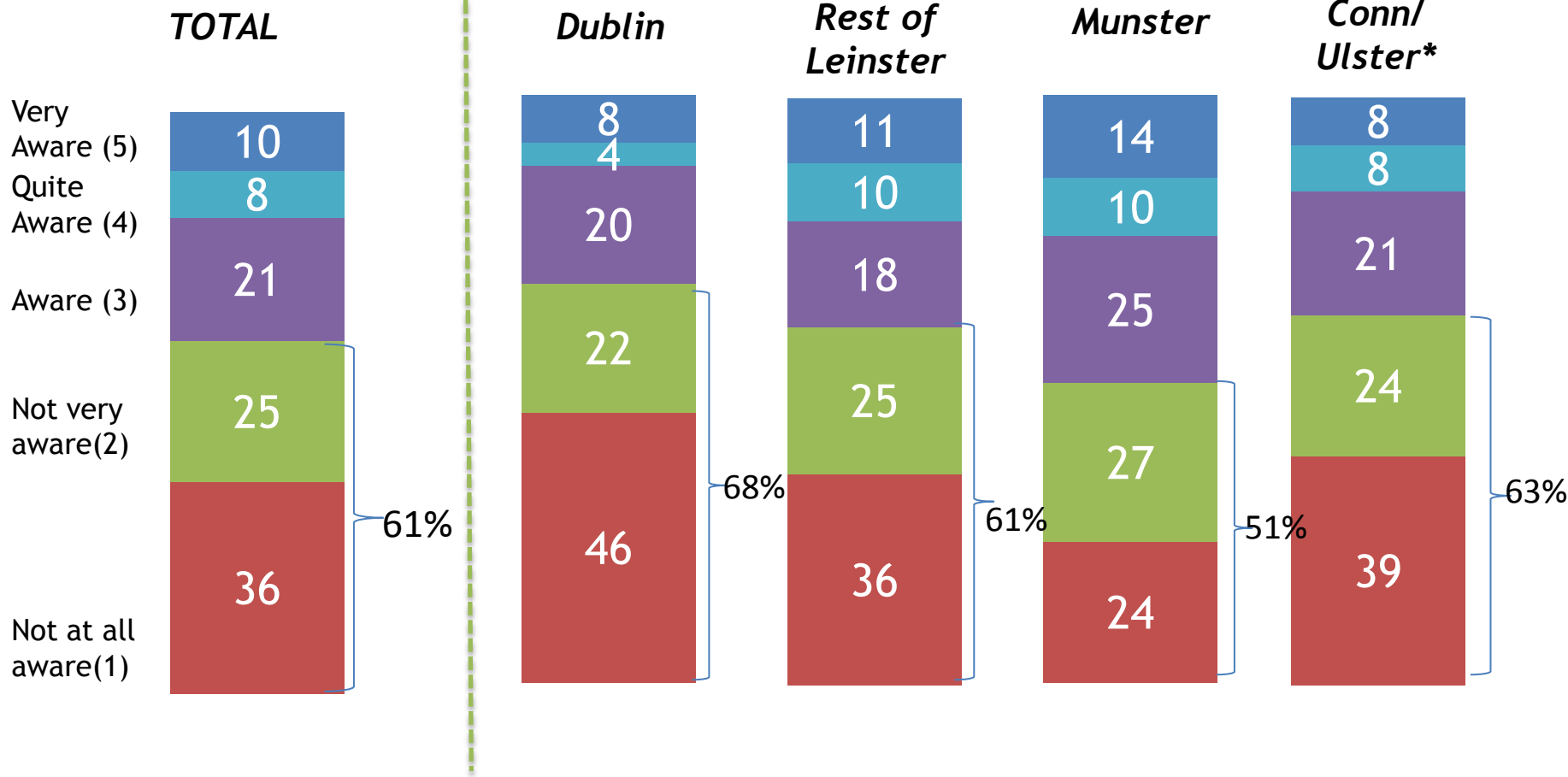
6 in 10 councilors are indifferent to the support and help provided by the ICSH

Total Sample: All those aware of ICSH 128

	Very Poor (1)	Poor (2)	Neither/Nor (3)	Good (4)	Very Good (5)	4/5
TOTAL	6	11	62	14	7	(21%)
FIANNA FÁIL	3	16	58	19	4	(23%)
FINE GAEL	3	13	65	15	4	(19%)
Sinn Féin	11	11	52	14	12	(26%)
INDEPENDENT	12	12	60	12	4	(16%)
Labour	0		71		29	(29%)
Other*			100		0	(-)

Legend: ■ Very Poor (1) ■ Poor(2) ■ Neither/Nor (3) ■ Good (4) ■ Very Good(5)
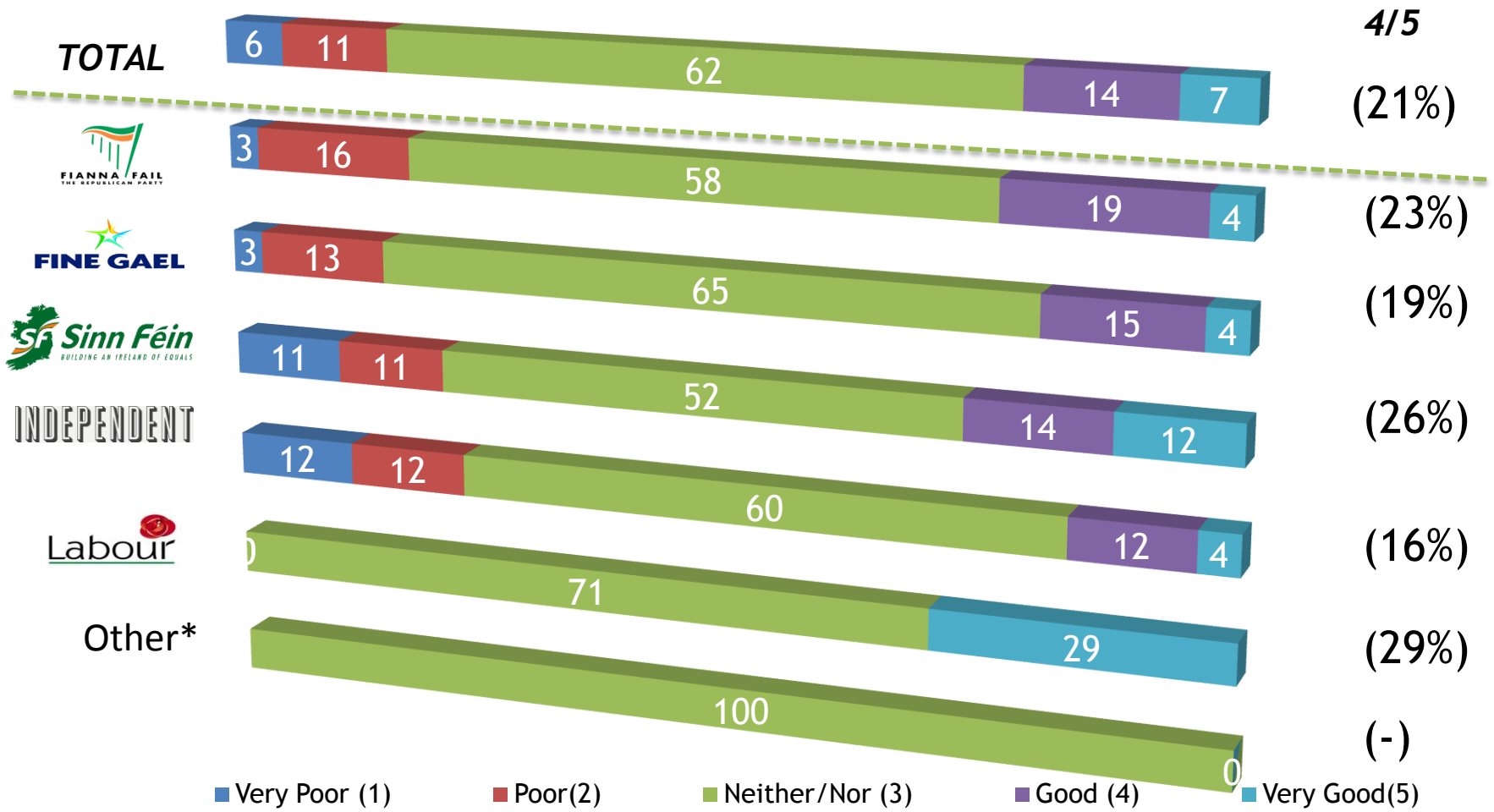
Over 1 in 4 Dublin councilors expressed that the support they received from ICSH was good

Total Sample: All those aware of ICSH 128

4/5

Region	Very Poor (1)	Poor (2)	Neither/Nor (3)	Good (4)	Very Good (5)	
TOTAL	6	11	62	14	7	(21%)
Dublin	7	3	63	19	8	(27%)
Rest of Leinster	8	10	62	10	10	(20%)
Munster	5	15	60	13	7	(20%)
Conn/ Ulster*	5	13	65	17		(17%)

■Very Poor (1) ■Poor (2) ■Neither/Nor (3) ■Good (4) ■Very Good (5)
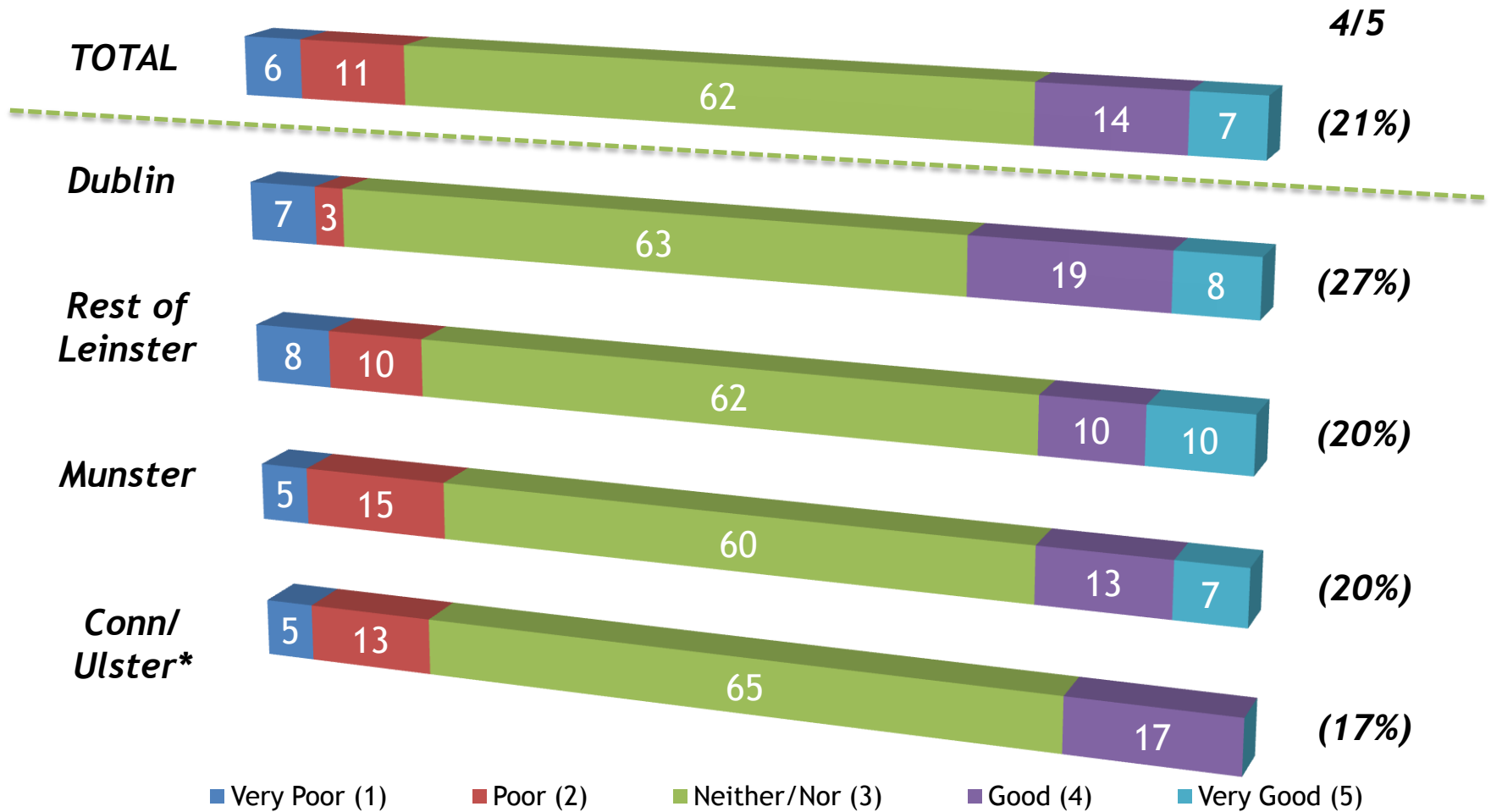
Councilors are looking for increased communications with ICSH

Total Sample: 200

TOTAL

FIANNA FÁIL THE REPUBLICAN PARTY | FINE GAEL | Sinn Féin BUILDING AN IRELAND OF EQUALS | INDEPENDENT | Labour | Other*

	TOTAL	Fianna Fáil	Fine Gael	Sinn Féin	Independent	Labour	Other*
Ongoing direct communication	47%	30%	40%	58%	48%	38%	25%
Meetings/seminars with councillors	38%	44%	38%	20%	38%	50%	17%
Send relevant information	16%	16%	10%	12%	8%		33%
Surveys/Research	14%	16%	14%	15%			
Don't see a need for better engagement	2%		2%		5%	12%	8%
Improve working processes	1%		1%		1%		
Don't know	5%	5%	5%				17%

Councilors are looking for more relevant information esp. in Dublin

Total Sample: 200

	TOTAL	Dublin	Rest of Leinster	Munster	Conn/ Ulster*
Ongoing direct communication	47%	38%	46%	47%	32%
Meetings/seminars with councillors	38%	32%	36%	25%	50%
Send relevant information	16%	24%	8%	6%	13%
Surveys/Research	14%	16%	13%	8%	7%
Don't see a need for better engagement	2%		2%	6%	3%
Improve working processes	1%	2%	2%		
Don't know	5%	2%	3%	12%	3%
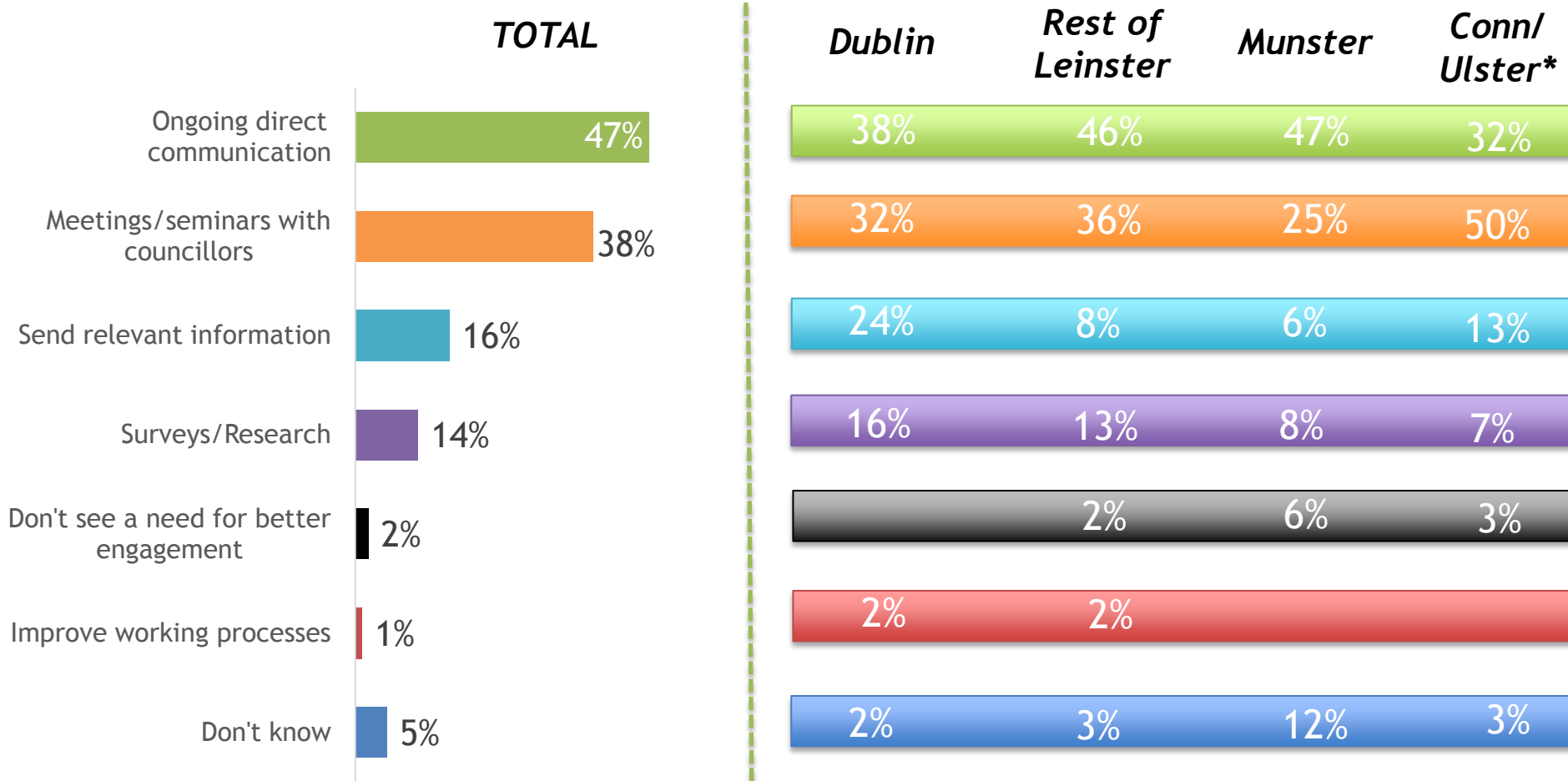
There is a big appetite to collaborate with local housing associations

"Would you be open to facilitating collaboration between associations and the Council in the future? Such as part V, stock transfer, joint ventures"

9%

91%

■ YES ■ NO

Councillors Role

Role	%
Campaigning for more houses to be built in my area	20%
Campaigning for government funding for social housing	18%
Acting as a representative for those that need housing	18%
Acting as a mediator for parties involved in social housing	10%
Campaign for a more workable structure/system	5%
Lobbying to improve quality of social housing	5%
Facilitate communication and cooperation between housing ass	4%
Driving all strategies to improve provision of social housin	4%
Oversee what is happening with social housing	4%
support housing associations	4%

Other = 20% lobby for a homeless review, anti-social behaviour, Increase my involvement, etc.

Moving Forward

- Partnership Working;

- Support to date;

- Identify opportunities;

- Contact ICSH/HAs with project proposals;

- **Work together.**

Irish Council
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Part 1

Overview of the not for profit housing sector

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ICSH – What do we do?

- Represent and advocate on behalf of members;
- Events, training , publications development & support;
- Provide information flow e.g. policy, funding developments;
- Supporting regulatory developments bringing increased accountability & professionalism.

Current Context

- Social Housing Strategy 2020 launched in Nov. 2014;
- Focus is on new Supply and Reform - 35,000 new social housing units to be delivered by LAs and HAs;
- Support the realisation of a new vision of housing provision;
  - Pillar 1 – Provision of New Social Housing Supply;
  - Target of **35,000** new social housing units, over a 6 year period, to meet the additional social housing supply;
- Pillar 2 – Providing Housing Supports;
  - Support up to **75,000** households through an enhanced private rental sector and;
  - Reform social housing supports to create a more flexible and responsive system.

Social Housing Strategy 2020

Support, Supply and Reform

Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

Irish Council
for Social Housing
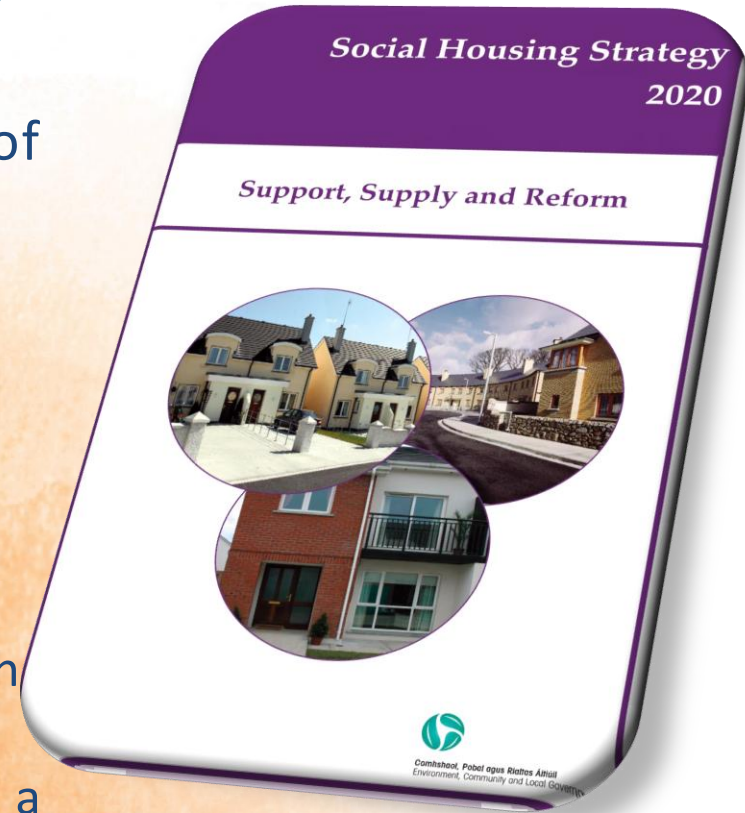
Social Housing Strategy 2020

- **Enhanced role for HAs in the provision of new supply will be central**. Strategy includes a number of changes and actions that will help to promote the **optimal configuration of what is a very diverse sector;** and encourage the formation of the large scale providers that the sector needs, if it is to fulfil an enhanced role in social housing supply.
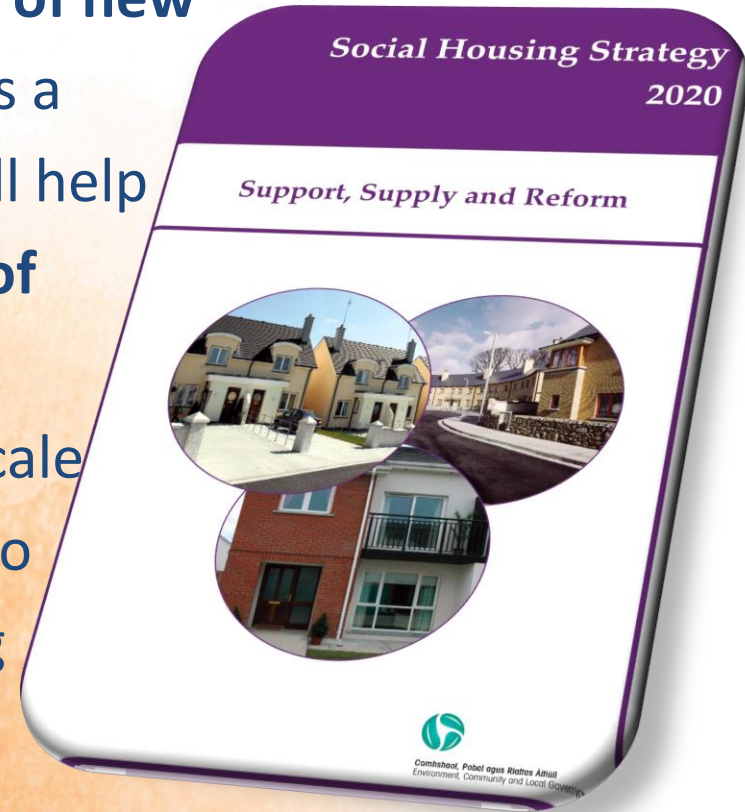
Social Housing Strategy - Local Authority Targets

	Overall Target 2015-17	Capital Target LAH/CAS/VOIDS	Current Target	
			Leasing	RAS
Carlow County Council	435	94	260	81
Cavan County Council	240	60	83	97
Clare County Council	529	124	290	115
Cork City Council	1349	643	493	213
Cork County Council	1217	401	664	152
DLR County Council	681	316	213	152
Donegal County Council	507	170	244	93
Dublin City Council	3347	1498	1626	223
Fingal County Council	1376	396	757	223
Galway City Council	518	136	341	41
Galway County Council	608	144	310	154
Kerry County Council	1058	304	497	257
Kildare County Council	1283	433	688	162
Kilkenny County Council	686	215	413	58
Laois County Council	366	158	180	28
Leitrim County Council	119	20	58	41
Limerick City and County Co	753	293	391	69
Longford County Council	210	34	114	62
Louth County Council	778	288	443	47
Mayo County Council	566	146	187	233
Meath County Council	519	134	284	101
Monaghan County Council	205	55	109	41
Offaly County Council	385	75	280	30
Roscommon County Council	152	25	18	109
Sligo County Council	301	101	68	132
Sth Dublin County Council	1445	350	761	334
Tipperary County Council	832	287	342	203
Waterford City and County	760	164	456	140
Westmeath County Council	542	148	298	96
Wexford County Council	677	114	340	223
Wicklow County Council	438	156	192	90
TOTALS	**22,882**	**7,482**	**11,400**	**4,000**

Capital Targets

LA build /Acquisition

AHB Delivery build/Acquisition

LA Voids

Irish Council for Social Housing

Housing Association - Delivery Methods

- Capital Assistance Scheme(CAS);

- Capital Advance Leasing Facility(CALF);

- Accessing Private Finance – Mixed Funding Models;

- Mortgage to Rent (MTR);

- Utilizing NAMA;

- Leasing – private developers/unsold affordables;

- Regeneration/Retrofitting.

Irish Council
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Copies of Housing Association Activity Report available

"Summary of activity, output & projections
Collective mission to deliver affordable & quality homes to those in need"

Irish Council for Social Housing

Number of homes provided by Housing Associations in 2015

2,412 Homes

Off the waiting list

New build and purchase

1,312

Re-lets of existing homes

1,100

911
Under Social Housing Current Expenditure Programme (SHCEP)
Housing for families & singles

401
Under the Capital Funding Schemes & Part V

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How are we progressing?

13 Housing Associations have certified borrower status from the Housing Finance Agency (HFA)

Up to **€100m** loan finance accessed by Housing Associations to provide 700 homes

10% Of total housing output in 2015 was provided by Housing Associations

Over **5,500** homes were proposed under the Multi-Annual CALF funding, consisting of 14 applications worth €227m

90% (over 1,800) Of NAMA properties to date provided by Housing Associations*

*Source: Housing Agency website

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What's in the pipeline?

1,500 units approved under SHCEP programme for Housing Associations

14 ICSH member organisations confirm projected delivery of over **3,500 homes by 2017**
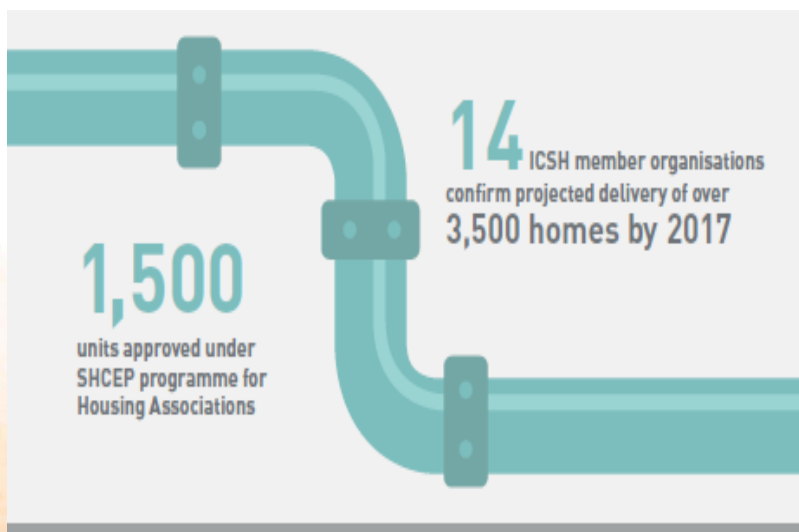
Immediate call for acquisitions under the capital assistance scheme to accommodate the homeless households, older persons and people with disabilities.

Enabling factors to increase sector housing supply

Increased supply of 'ready to go' sites assembled for new housing association developments.

More Part V Partnerships This is where the local authorities partner with Housing Associations. Developers are under an obligation to allocate 10% of each new development to deliver mixed tenure developments.

Fast tracking of capital funding applications.

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Capital Assistance Scheme

- **2016 Next CAS Call** – Imminent;
- **Funding** - €10million **Focus of Call** – Disability / Congregated Settings;
- **Specific Requirements;**
- **Circular: Housing 45/2015 -** In developing CAS proposals for people with disabilities, AHB's and service providers will be required to demonstrate that they have engaged with the **relevant housing authority and their local HSE Social Care Disability Office**. In this regard, applicants will be required to provide <u>certification</u> confirming;
  - *that they are supportive of the application proceeding to the next stage for consideration and;*
  - *that the application is in line with Circular Housing 45/2015.*

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Reaching Targets - ICSH CAS Tracking

- Tracks Housing Association Progress on Acquisition and Construction Projects; e.g. legals, tender, planning;

- Tracks project spend;

- Identifies Issues/Obstacles to delivery;

- Communicates issues to Local authority / DECLG;

- Highlights issues through SHS Reporting Arrangements; DECLG/CCMA;

- ICSH on Oversight Group, Project Board, AHB Work Stream and Dublin Social Housing Delivery Task Force;

- **Overall Aim to expedite delivery.**

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Capital Advance Leasing Facility (CALF)

- Loan up to a maximum of 30% of the value of the acquisition or construction considered by DECLG;

- 70% private finance to Dept. / LA;

- Payment & Availability Agreement as % of market rent - Local Authority;

- Paid as a loan repayable at end of lease term-interest at a fixed rate of 2% per annum;

- Current review of CALF by DECLG/Housing Agency (New CALF Guidance issued April 2016).

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Housing Management

- CLSS and P&A funded - 100% Nominations from LA waiting list;

- CAS funded - special needs 25% flexibility;

- Differential Rents Scheme (HAPM 2015 – average CLSS rent of €48.12; leased rent of €44.34) ;

- Economic Rent in Special Needs Projects (HAPM 2015 – average CAS rent of €74);

- Managing special needs accommodation;

- Management, Repairs and Maintenance carried out by Housing Association (HAPM 2015 – 94.3% emergency; 90.3% urgent and 92.6% routine repairs responded to in target timescale.

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Part 2

- Compliance and regulation in the not for profit housing sector

Current Status

- The Voluntary Regulation Code;
- Statutory Regulation;
- The Residential Tenancies Act;
- The Charities Regulator;
- Management/Collaboration possibilities.
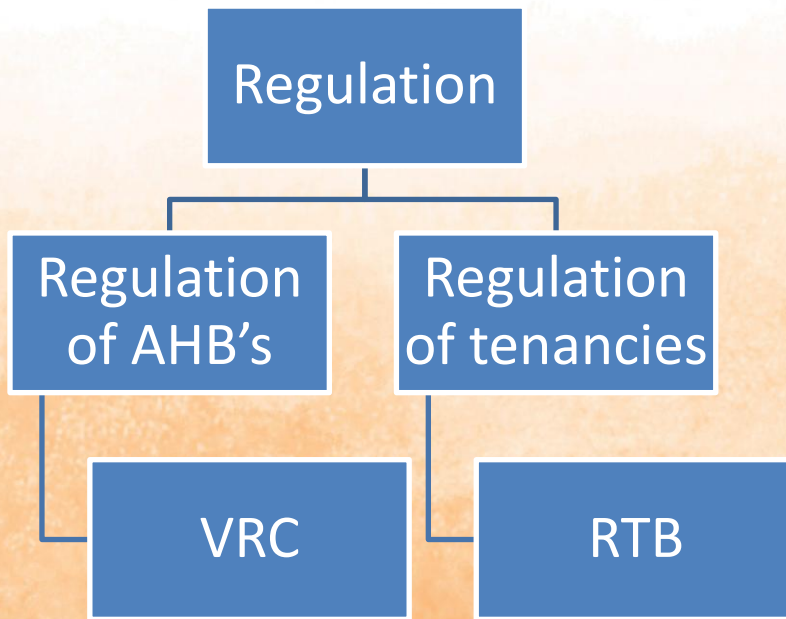
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Current Status

Process of setting up an AHB and stakeholders involved

- Most AHBs are established as a company limited by guarantee without share capital (CLG)

- Minimum of 7 subscribers to the CLG constitution with a minimum of 5 directors required for approved housing body status

- Established through Companies Registration Office with obligations on filing annual returns and accounts

- Apply for charitable tax exemption with Revenue

- Apply for approved housing body status with DECLG which must be supported by local authority and relevant representative body (ICSH or Co-operative Housing Ireland)

- Sign up to Voluntary Regulation Code – annual return to be made to Regulation Office

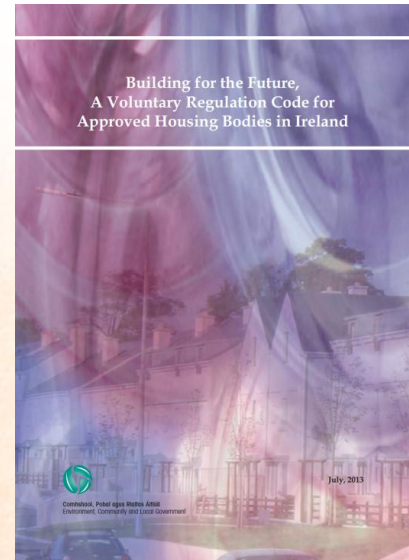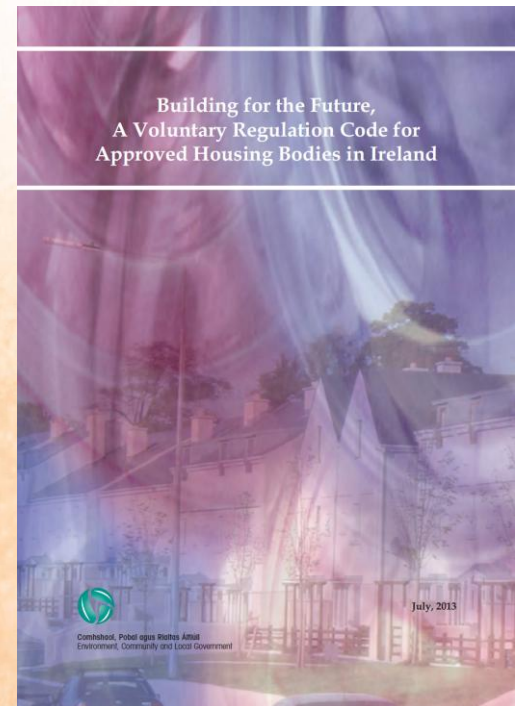- Sign up to Charities Regulatory Authority – annual return to be made

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Regulation: Context and Timeline

Regulation
- Regulation of AHB's
  - VRC
- Regulation of tenancies
  - RTB

Year	Event
2009	• Grant Thornton Review
2011	• Housing Policy Statement
2013	• Launch of VRC
2014	• Social Housing Strategy published
2015	• RTA Amendment passed
2016	• RTA commences • Statutory legislation

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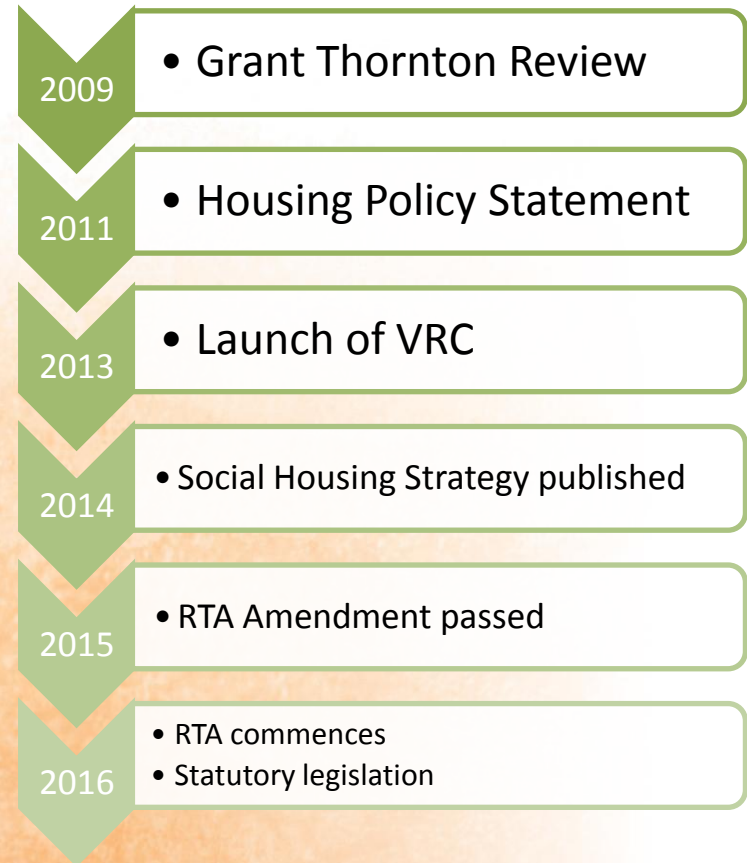
Aims of Regulation

- By focusing on good governance structures and financial viability of organisations, regulation will:
  - Protect public and charitable funding;
  - Ensure existing and future tenants are protected;
  - Make sector more attractive to funders;
  - Build sector capacity;
  - Create mechanism for investment in existing stock;
  - Ensure organisations are meeting their objectives, and ultimately provide more homes for social housing use from LA housing lists.

Building for the Future,
A Voluntary Regulation Code for
Approved Housing Bodies in Ireland

July, 2013

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The Voluntary Regulation Code

- Launched by the former Minister in July 2013;

- 217 associations are now signed up to the Code;

- Pre-cursor to statutory regulation;

- Based on a proportionate approach for Tiers One Two and Three.

Building for the Future,
A Voluntary Regulation Code for
Approved Housing Bodies in Ireland

Comhshaol, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

July, 2013

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Statutory Regulation: the next step

- **General Scheme of the Bill published in December 2015;**
- Main provision – establish a regulatory body for the approved housing body sector;
- Regulator will be responsible for approving / registering housing bodies & setting regulatory standards;
- Pre-legislative scrutiny process – ICSH submission made on behalf of members;
- Report from Oireachtas Committee supported many of the concerns which an updated Bill will have to take account of:
  - Proportionality should be integrated into the Bill;
  - Extent of the powers of the Regulator;
  - Potential for loss of autonomy for AHBs.

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The Charities Regulator

- Established in October 2014;
- All housing associations who had a CHY number on October 16th will have their details transferred across;
- All charities still have to register with the Regulator;
- Registration is done online after receipt of a letter with log in details and a pin number;
- An annual return will have to be submitted to the Charities Regulator.

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Local Government Audit Service Report No. 29

The Oversight Role of Local Authorities in the Provision of Social Housing by Approved Housing Bodies

DECLG, December 2015

- Clarification of the various stakeholder roles and role of local authority required.

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Management/ Collaboration Initiatives

- Emerging trend in the sector

passive
- Part-time administration help
- Example: Inagh HA

.
- Full-time staff
- Tullamore HA, County Limerick Housing Services Company

.
- Management services
- Units managed by another housing association

strategic
- Merger/handover of housing associations

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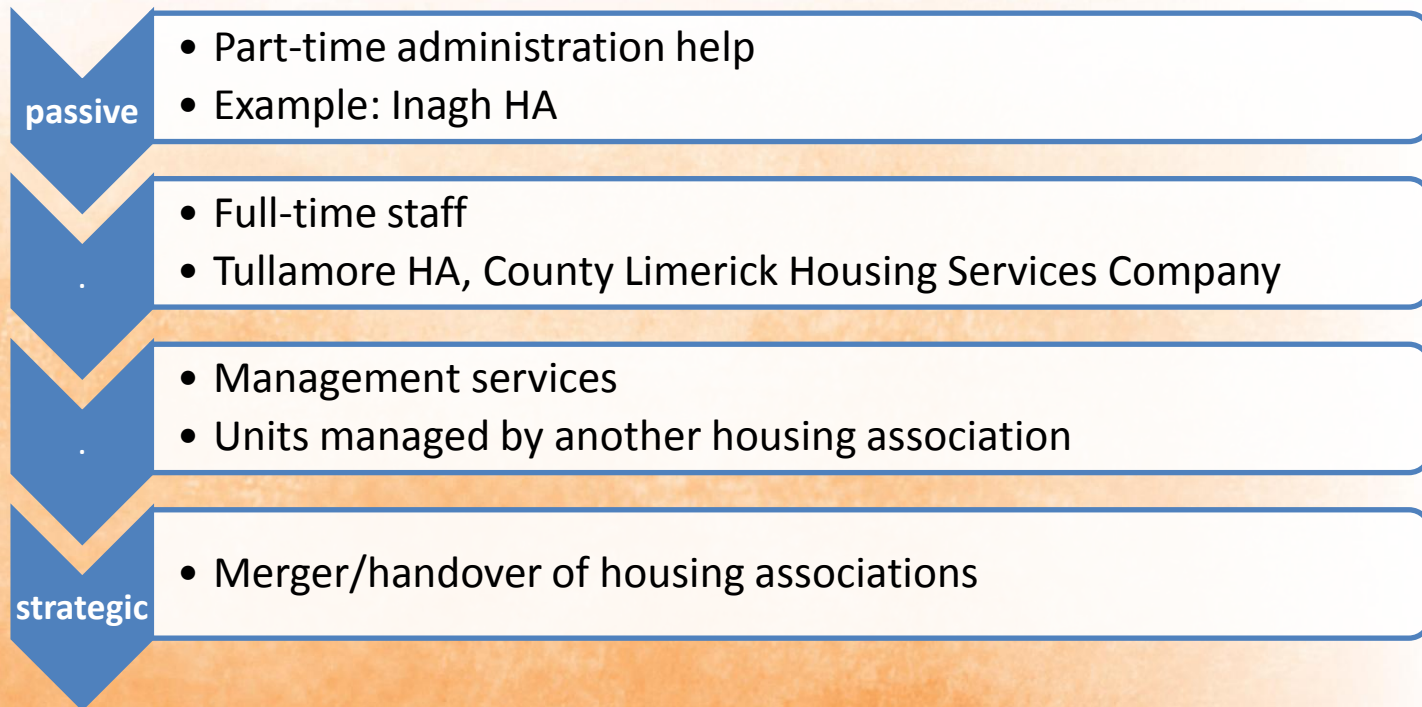
The Residential Tenancies (Amendment) Act 2015

- Act commenced on 7th April 2016;

- Rationale: To give all tenants across sectors equal rights;

- Requires all tenancies to be registered with the RTB within 12 months from 7th April;

- Reduced Fee available in this 12 month period.

Dispute Types

- Invalid Notice of Termination;

- Rent Arrears & Over-holding;

- Deposit Retention;

- Breach of Landlord / Tenant obligations;

- Standard and maintenance of dwellings;

- Illegal eviction;

- Anti- Social Behaviour;

- Dispute types that <u>do not</u> apply to Social Housing include: Rent more than market rate, Termination notice reason of landlord requiring dwelling for own or family use, Subletting.

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How the ICSH is assisting members

- Providing advice and guidance on the new legislation to Housing Associations nationwide;

- Assistance with registration process (online and paper forms);

- Assistance with payment process (e.g. composite fees);

- Following up on queries and incomplete registrations;

- Visits and meetings (group & individual) with housing associations where needed;

- Development and update of guidance documents and FAQs;

- Working collaboratively and liaising with the RTB and Department regularly.

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Guidance Documents available from ICSH

- Introduction to the Amendment Act (by Kevin Baneham, Barrister);

- Frequently Asked Questions on the Act and its impact on Housing Associations;

- Guidance note on information required for the registration process;

- Guidance note on Transitional Accommodation and designation;

- Letter templates for the designation of Transitional Accommodation;

- A Template Tenancy Agreement;

- A Guidance note on Tenancy Agreements;

- Available on ICSH website: http://www.icsh.ie/content/rtb/residential-tenancies-amendment-act-2015-information .

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AHB Activity - Dublin City Council

- **ICSH Development Survey – records AHB development plans;**

- Collectively approximately 1,026 units in pipeline for delivery in DCC region to the end of 2017 from 18 ICSH members;

- DCC plan state 1,322 units to be delivered from 2015-17.

- Following slides demonstrate contributions made by HAs in Dublin City to date.

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The Iveagh Trust, Rathmines, Dublin 6

Fold Ireland Housing Association, Ballygall Road East, Dublin 11

Clúid Housing Association, Finglas, Dublin 11

Dublin City Council & Túath Housing Association, Cabra, Dublin 7

Túath Housing Association & Depaul Ireland, Dublin 8
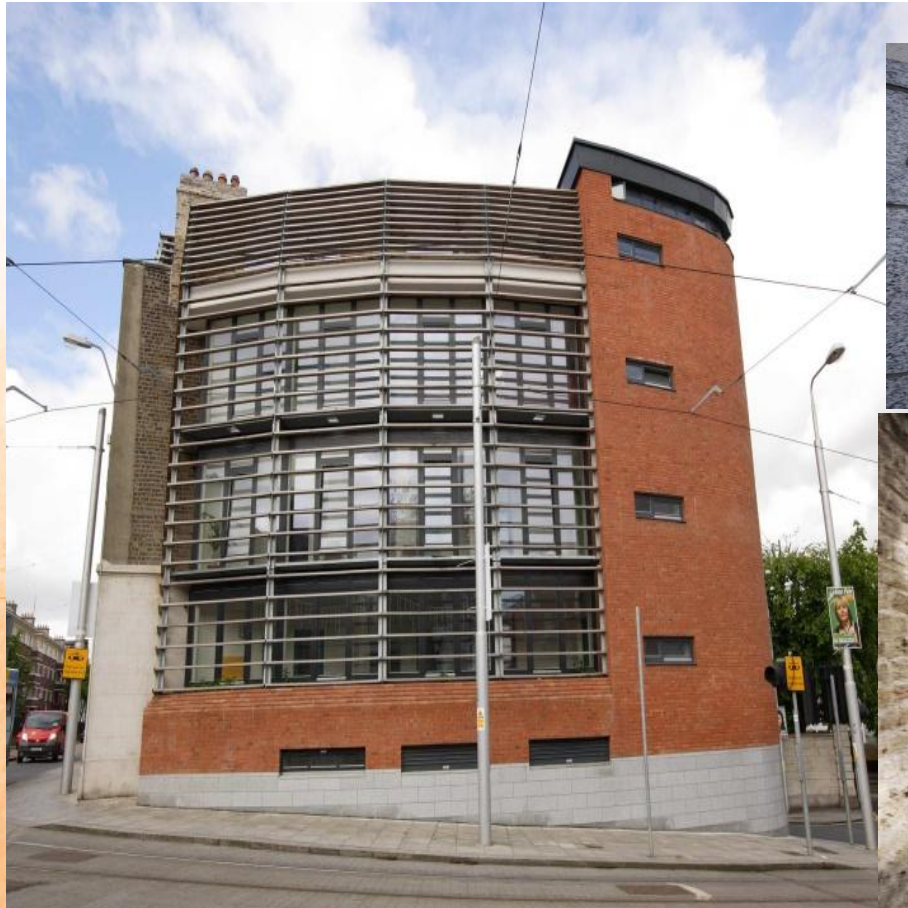
Túath Housing Association, Shelbourne Wharf, Dublin 4

HAIL, Clúid Housing Association & Sonas Housing Association, Belmayne, Dublin 13

Circle Voluntary Housing Association, Dublin 1

Sophia Housing Association, Cork Street, Dublin 8

Sons of Divine Providence, Ballyfermot, Dublin 10

ALONE, Willie Bermingham Place, Dublin 8

Royal Hospital Donnybrook VHA, Dublin 4

Merrick House, Terenure, Dublin 6w

Thank You

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