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# AILG Presentation on role of AHB's in Government *Social Housing Strategy*

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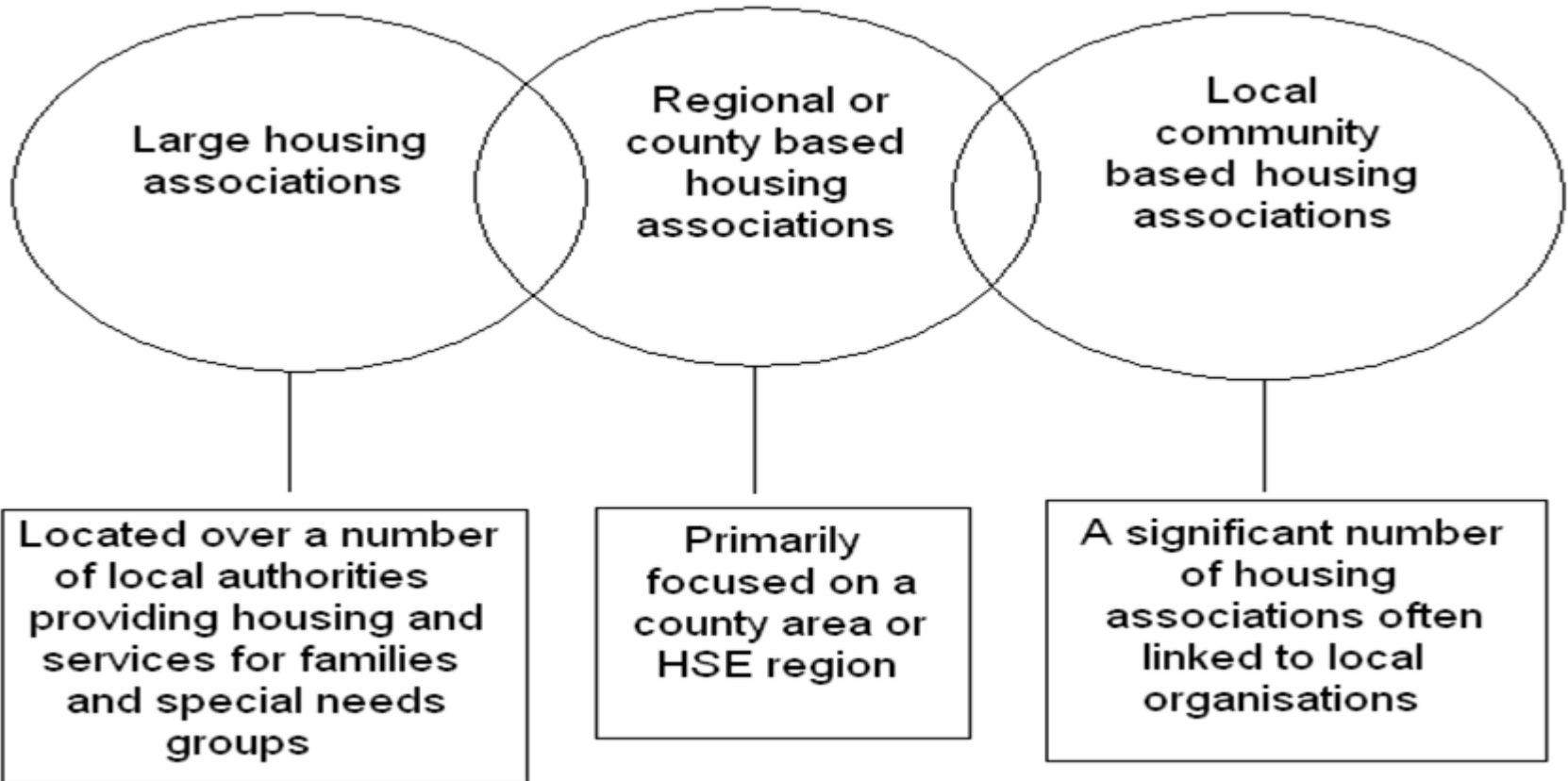
Irish Council for Social  
Housing (ICSH)

## 4 areas of focus

- The role of AHB's in Government *Social Housing Strategy*
- Sector capacity and contribution to meet local authority social housing need
- Local authority role in supporting and enabling partnership with local authorities
- New regulations for enhanced and streamlined accountability



## Different “tiers” of approved housing bodies(AHBs’) housing associations



# Scale of properties in social housing

- Local authorities 120,000
- Non-profit approved housing bodies 30,000
  - Family housing CLSS 10,152
  - Half for special needs CAS 15,771
  - Growing number of leasing 3,500



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# Waterford City Council & housing association, homeless services





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# Kilmihil Community Housing Association, Co. Clare-Local housing association



# Part V – Inis Housing Association: Monard, Co. Tipperary





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# North & East Housing Association-Regional housing association







# Role in social housing Strategy for Approved housing bodies

- Assist local authorities meet their housing needs and Government targets for those on local authority waiting lists-Large AHB's enhanced role.
- Provide new social housing with off-balance sheet loan financing
  - Loan financing sourced from financial institutions and Housing Finance Agency and EIB
  - Debt servicing with assistance through Payment and Availability Agreement
- Provision of social housing to meet the needs of special needs groups
  - Capital assistance scheme for people with disabilities, older people and the homeless
- Option for local authorities to use approved housing bodies for managing Part V developments
- Facilitate any refurbishment of local authority stock with loan finance



# Objectives for AHB delivery and Operations

- Agree targets for delivery of social housing targets in 2015 and subsequent years
- Support the development of a more effective system of funding for AHB's
- Facilitate the development of Regional Social Housing Forums
- Roll out a cost rental and review supports needed for its development
- Prioritise funding for AHB's on criteria to be agreed
- Progress the establishment of a statutory based regulator

# Options for loan finance for AHB's to use to meet local authority housing need

Options Pursued	Progress to date
Housing Finance Agency (HFA) -Longer term finance	10 approved housing bodies certified for borrowing
Private Financial Institutions (banks) -Move more to short/medium term finance	4 financial institutions with 16 associations
Capital markets (pension fund, bond, placements) -Long-term finance	Engagement with 2 institutions to establish criteria for investors
Social finance -Medium-term with social objectives	Programme for smaller housing associations with limit per project
-NAMA	Some funds to complete projects
Other (EU structural funds ERDF, EIB)	New programmes approved

# Túath Housing Association-BoI Loan inance off balance sheet



Scotch Hall,  
Drogheda, NAMA

Knightsbridge ,  
Trim, Co Meath,  
CALF



# Iveagh Trust, Rathmines, Dublin Build to Lease BoI Finance and P &A



# Clúid Housing Association, Beacon South Quarter, Sandyford, Dublin – HFA Finance





# Evaluating the new environment

Challenges	Opportunities
Funding schemes to deal with private finance mixed funding environment (30% state CALF 70% loan)	NARPS (NAMA) properties to own or management
Accessing sufficient loan finance on good terms and conditions	Mortgage to rent to assist those with unsustainable mortgages
Implementing range of new regulations to enhance accountability	Assist local authorities with regeneration/retrofitting
Supply of sites for new provision	Loan finance options-Payment and availability agreement
Ensuring continuous increased delivery and more active private sector	A six year Social Housing Programme



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# Respond! Housing Association, Cork Clúid Housing Association, Longford, redeveloping local authority stock-Stock management





# Fold Ireland Housing Association, stock transfer and management of elderly units



# Offer of AHB's working in partnership with local authorities

- AHB's can source additional private finance to provide new secure affordable social housing
- AHB's can assist local authorities in taking people off the local authority waiting list
- Can leverage additional private finance for local authority refurbishment projects
- Can be Part V manager (2,050 Part V homes managed by AHB's)
- Will have new regulation in place, both for the AHB's and landlord tenant relationship (PRTB)



## Local authority enabling role for AHB's.

- . Provision of subsidised sites for AHBs which were previously very successful in meeting needs of housing applicants
- . Provision of nominations from local authorities to any AHB vacancies
- . Access to framework panels for procurement
- . AHB allocations/completions to be included in overall local authority targets

# 2014 Housing association performance (HAPM) results

- 1,535 lettings 93.4 off LA waiting list
- 1,051 casual vacancies
- Average rents €53.59 (families) €42.77 (lease) €69 (special needs)
- 4.4% relets
- 89.7% urgent repairs
- 106 notices to quit-18 court action

