

Role of Approved Housing Bodies in Ireland

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25th November 2022



Introduction



Tuath Housing Association



Established and registered in 2000



Over 9,000 homes delivered



24,000 tenants



Delivered through partnership
& collaboration



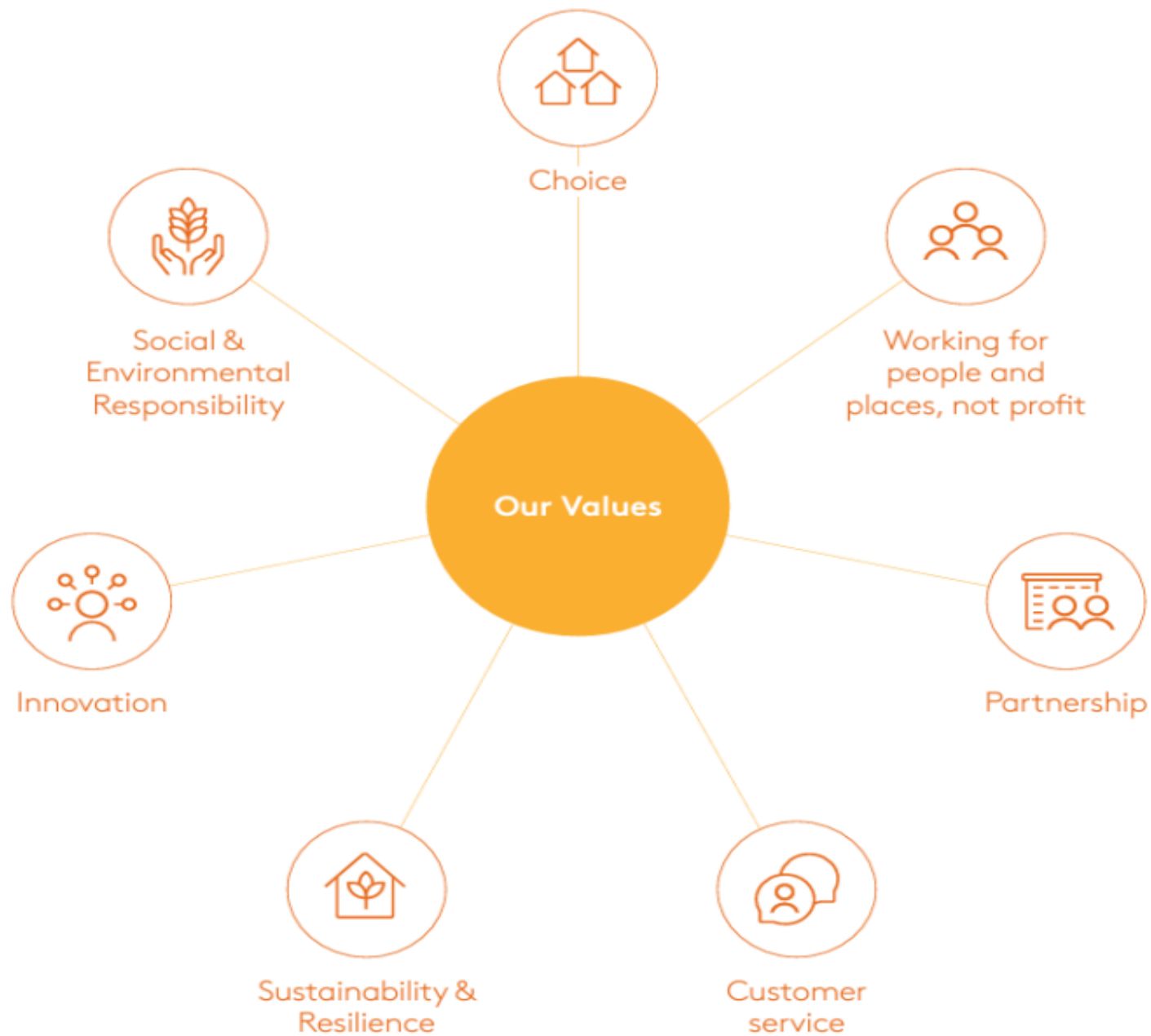
Our Mission

To provide good quality, secure homes that people can afford



Our Vision

Investing in people and places by providing more homes and choice



Background to AHBs



What is an Approved Housing Body (AHB)?



Approved Housing Bodies (AHBs) are independent, not-for-profit organisations. Over 500 AHBs in Ireland.

Provide affordable rented housing. Some AHBs provide housing specifically for older people or homeless people.

AHBs are also known as housing associations.



AHB's are *approved* under the Housing (Miscellaneous Provisions) Act 1992.

Approved Housing Bodies Regulatory Authority (AHBRA) oversees the management and performance of AHBs.

The Residential Tenancies Board (RTB) ensures that the rights and responsibilities of AHB landlords and tenants are protected.

Why are AHBs important for delivering homes?



House families on a low income, older people, people with disabilities and households experiencing homelessness.



Manage almost 45,000 homes and house almost 100,000 people.

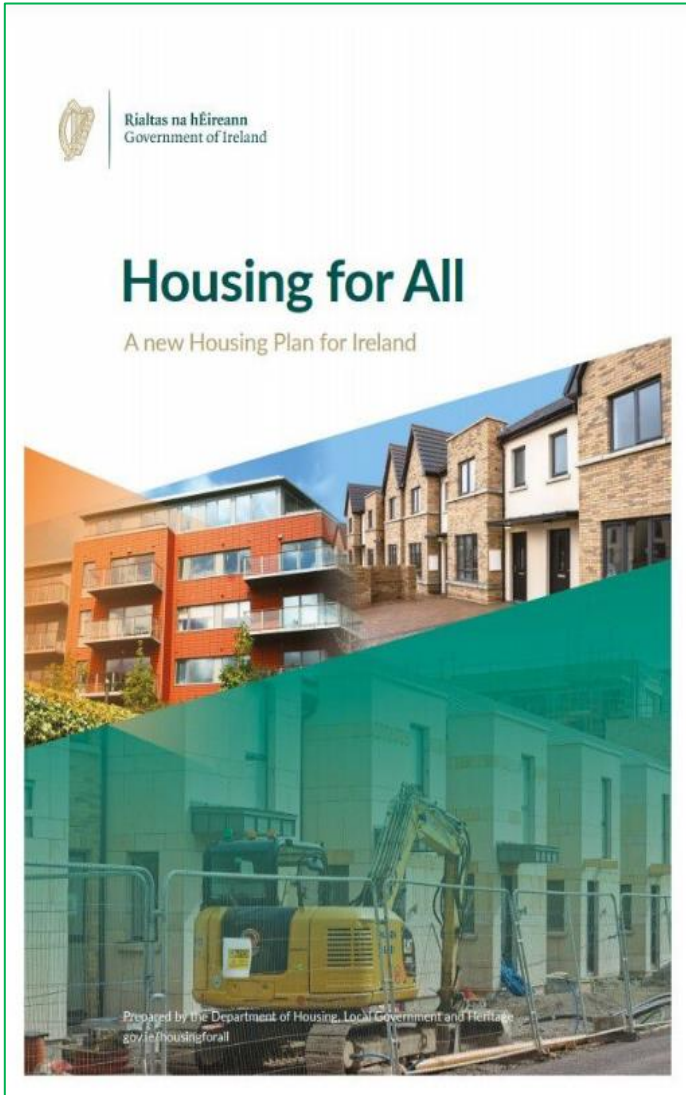
Build communities through tenancy engagement and provide support services such as referrals to social care/ work services, welfare advice, social activities.



In 2021 AHB sector:

- Provided 3,792 social and cost rental homes (41% of the national total).
- Took 3,727 households off the social housing waiting list.
- Delivered 9,183 social homes

Housing for All Strategy & AHBs



Housing for All launched in September 2021, budget of €20 billion over the next five years.

Consists of four pathways:

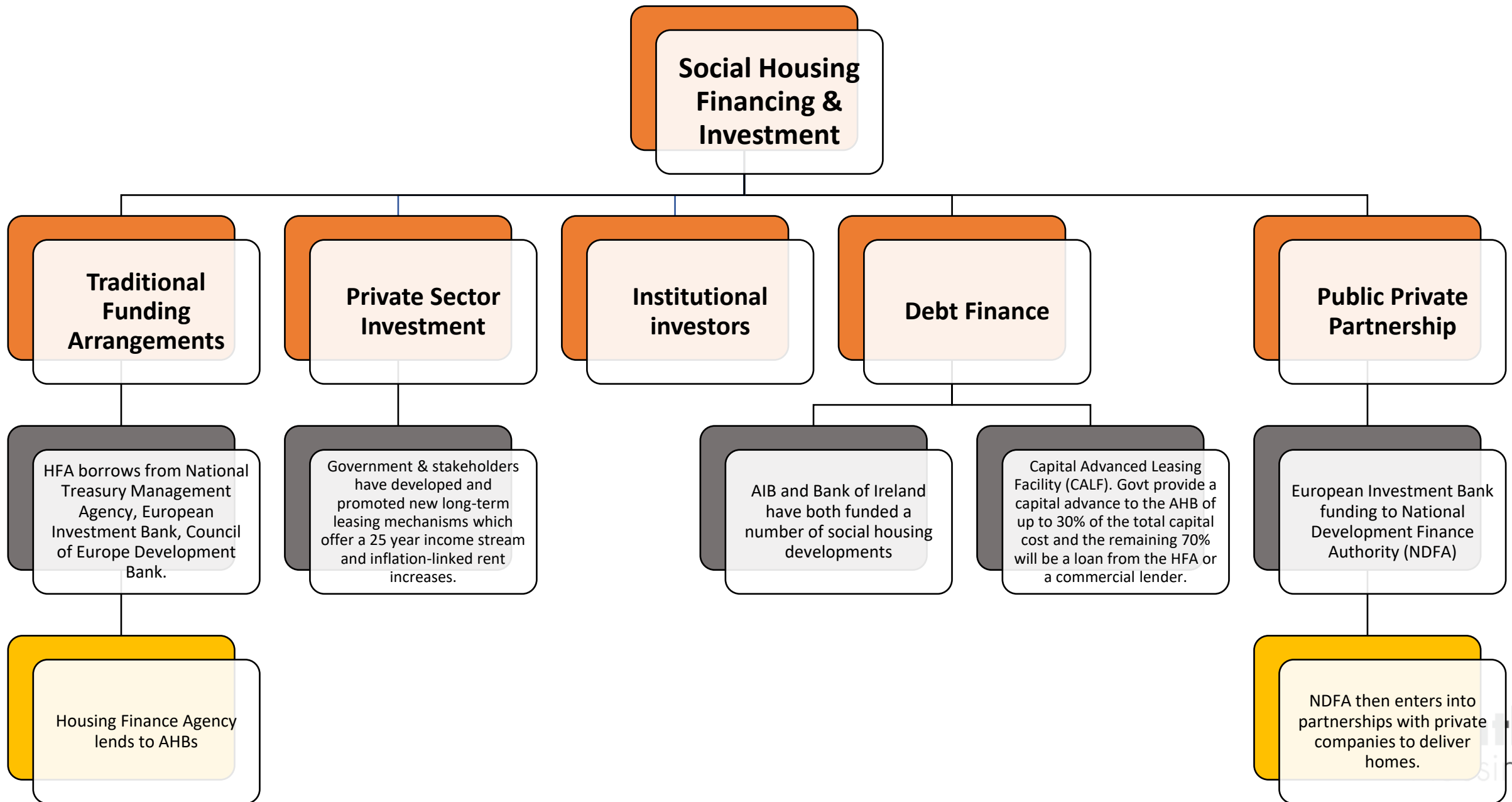
- Supporting homeownership and increasing affordability;
- Eradicating homelessness, increasing social housing delivery and supporting social inclusion;
- Increasing new housing supply; and
- Addressing vacancy and efficient use of existing stock.

'Housing for All' contains the following supply targets: **33,000 new units, on average, per annum up to and including 2030.** This will include, on average, 10,000 social housing units, 4,000 homes for Affordable Purchase, 2,000 Cost Rental homes and 17,000 private homes.

Under *Housing for All*, 47,600 new social homes are to be provided between 2022-26; the government target is that AHBs will provide 40% of these – equivalent to more than 21,000 social homes.

“Takes a Village”

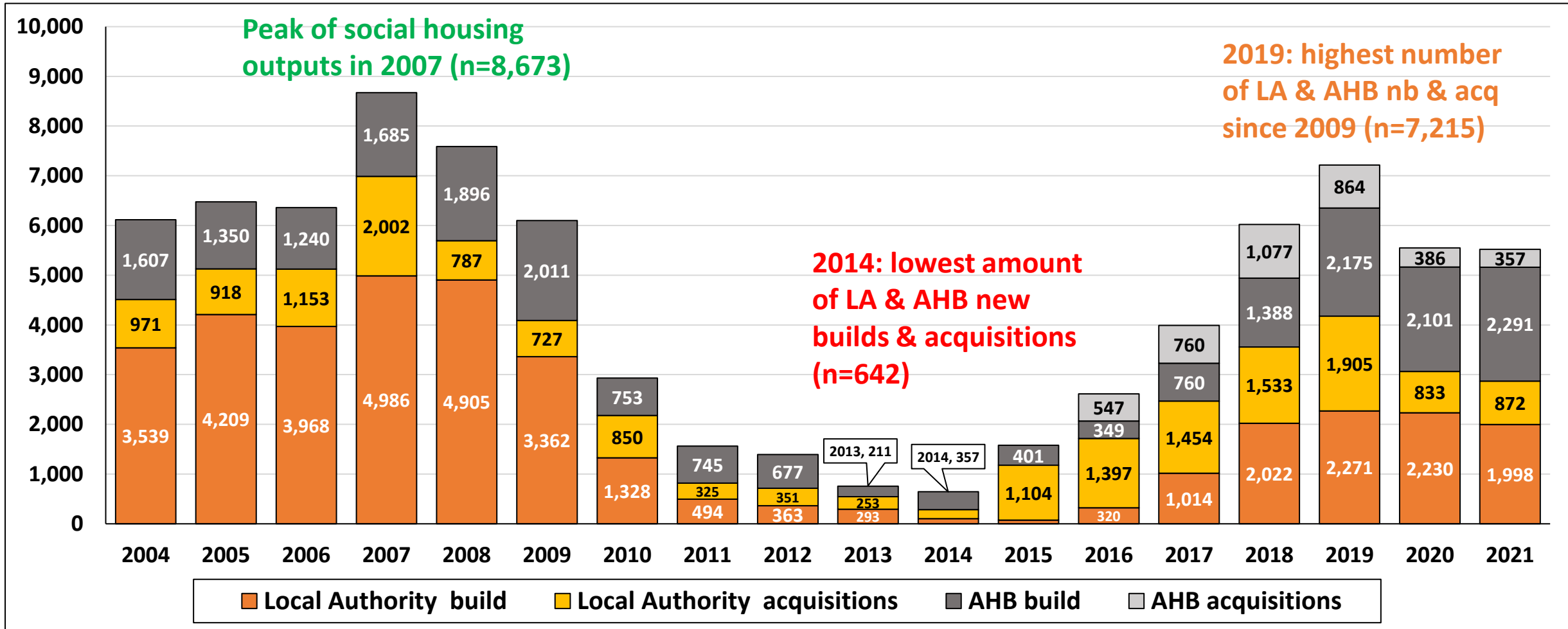




Role of AHBs in delivering homes

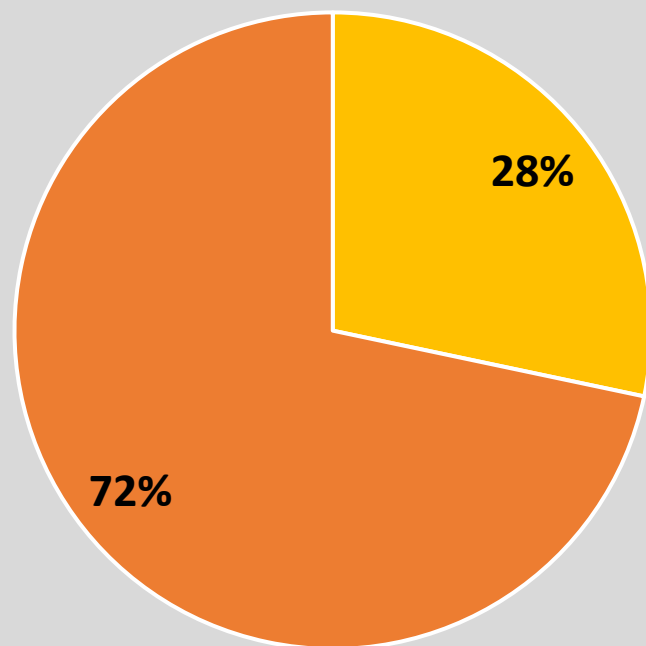


Local Authority & AHB Acquisitions & New Builds, 2004-2021



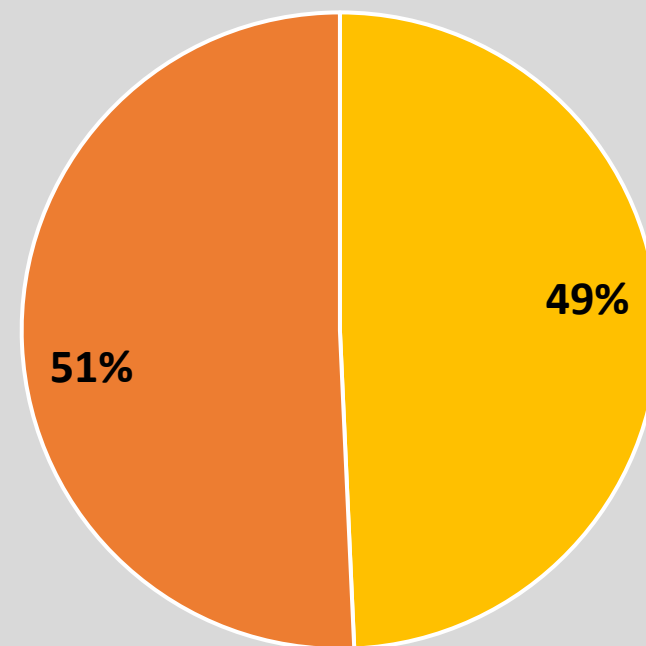
AHB new builds as a proportion of all Social Housing new builds, pre & post 2008

2004-2012



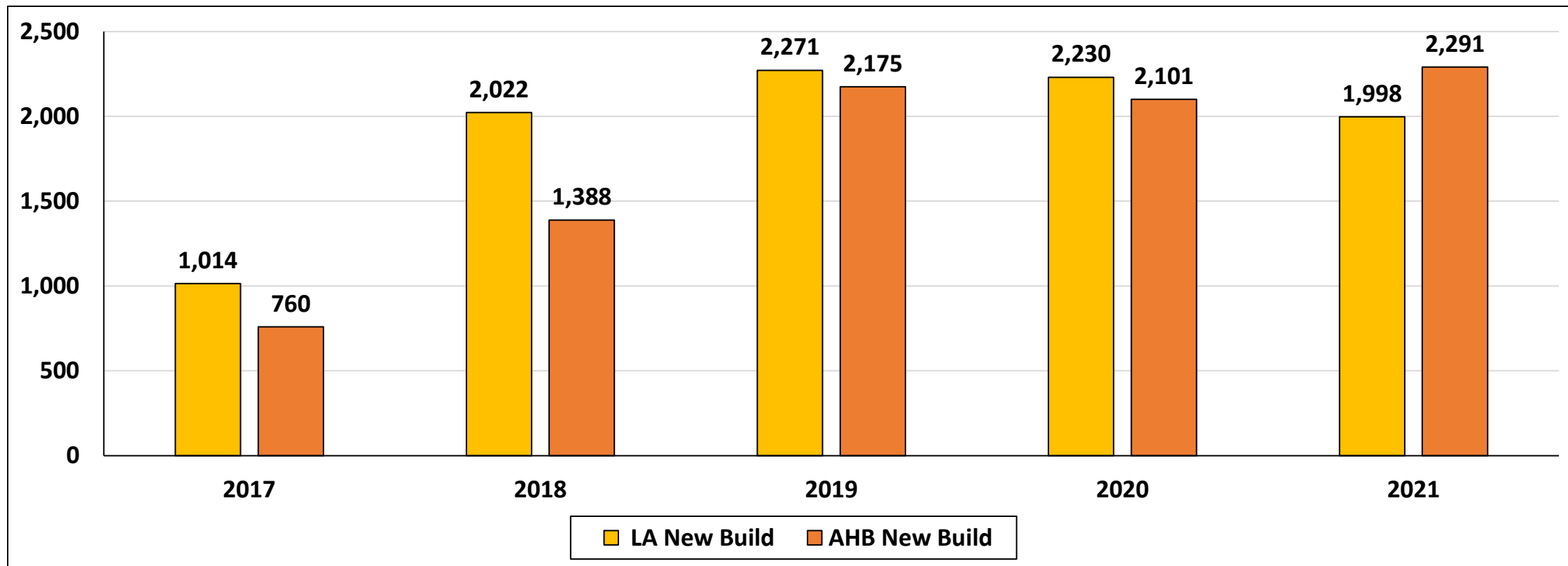
■ AHB new build ■ LA new build

2013-2021



■ AHB new build ■ LA new build

Social Housing Delivery, New Builds between 2017 -2021



Providing choice for tenants

Cost Rental:

Quality homes at a more affordable rent

What does 'cost rental' mean?



Cost rental means that the rent charged is enough to cover only the costs of building and maintaining the home. This means cost rents are lower than in the comparable private rental market.

Cost rental for tenants

Aimed at moderate income earners

Can apply for cost rental if household income is below eligible income levels

If over-subscribed, landlords select tenants via lottery

Long-term, secure tenure

Rent stability: rent increases will be capped

Cost rental for landlords

Apply to Minister for designation as a cost rental home

Cost assessment: rents cover only capital, management & maintenance costs

Commits to cost rental for a minimum of 30-40 years

Significantly longer commitment required if State land or funding received

Rent stability: rent increases will be capped

2020: new Cost Rental model introduced via the Affordable Housing Bill 2020. New type of tenure that is financed by the Cost Rental Equity Loan (CREL) scheme. Tenants' rent covers the cost of delivering, managing and maintaining the homes. This is largely available to middle income households.

Tuath Cost Rental Project:

A key aspirational objective for Tuath is to provide customers with choice, particularly for those tenants who cannot currently afford to buy a home or meet an open market rent, but neither are these households able to apply to a Local Authority for social housing.

- 153 Cost Rental units in total
- Over 300 tenants
- 1–3-bedroom homes
- Dublin and Kildare regions

Cost-Rental Scheme at Tuath Kilcarbery Grange, Clondalkin



Kilcarbery, Clondalkin

Kilcarbery Grange is a brand-new development that consists of over 1,000 homes overlooking Corkagh Park.

Located adjacent Clondalkin and Lucan Villages, this new community includes a new civic square, a community building, a creche, local retail space and an abundance of green space.

Tuath manages 74 homes here with rent for a one-bed apartment set at €1,025 and a two-bed apartment at €1,229.

Approx. 144 tenants in Cost Rental homes in Kilcarbery Grange.

Challenges for AHBs for the future

- ☐ Financing and funding streams
- ☐ Viability of construction and new builds
- ☐ Use of land and limited space
- ☐ Future economic climate?
- ☐ Stigma around social housing and social housing tenants
- ☐ Aging housing stock and retrofitting works
- ☐ Changing needs and demographics of tenants

Building Communities & Tenancy Engagement



Building Communities as a Social Landlord



Mixed tenure schemes



Community engagement
& activities



Opportunities
to provide
feedback on
services

Tenant Centred

**Involve, Enable, Communicate, Build,
Integrate, Embed, Empower**



YOUR VOICE, YOUR HOME, YOUR COMMUNITY

Involve, Enable, Communicate, Build, Integrate, Embed, Empower

Takes a concerted effort to build community and engagement

- Embedding a culture of tenant engagement
- Pre-tenancy meeting
- Regular community activities
- Tidy Estate
- Tenancy Associations
- Tenancy Engagement Officers
- Consulting with tenants on issues that affect them and their home

Home as a base for stability, new beginnings and ties to supports and community...

“When I looked up the location of the house I was in shock - it was only 3 minutes away from where I was staying at the time. To have the opportunity to stay in the community and near family and friends was huge for me, but more importantly it is great for my kids. My wife passed away recently, so for them to be able to stay connected to their school, friends, grandparents and everyone makes me so happy. It gives a certain sense of hopefulness and comfort to be surrounded by those who care about you as well...I think this home offers us a lot of stability from which to build. “

“It is amazing to live somewhere with peace of mind and comfort. It’s also such a nice area, and our neighbours are all lovely, which really makes a difference when you move to a new community. Unfortunately, there is not much choice and affordability on the private market at the moment, so when we found out we would be moving into a new home with Tuath not too far from us, we were beyond happy.”

AHBs offering choice and options outside of the private market, and creating communities for tenants...

Thank you

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