

An tÚdarás Rialála Comhlachtaí
Titheochta Ceadaithe

Approved Housing Bodies
Regulatory Authority



Registration Extension Policy

Policy Document – May 2024



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1. Introduction

The *Housing (Regulation of Approved Housing Bodies) Act 2019* (“**the Act**”) provides for the regulation of Approved Housing Bodies (“**AHBs**”) for the purposes of protecting certain housing assets provided or managed by such bodies. It establishes the Approved Housing Bodies Regulatory Authority (“**AHBRA**”) and confers on it functions to provide for the registration of certain persons as AHBs.

This policy relates to the extension of registration timeframes for deemed AHBs under section 34(7) of the Act. It forms part of AHBRA’s Registration Framework.

1.1 Purpose

This policy sets out the approach that AHBRA will follow when a deemed AHB requests an extension to its registration timeframe under Section 34(7) of the Act (“Extension Request”).

Pursuant to Section 34(7) of the Act, AHBRA may, having regard to representations made by a deemed AHB, extend the period for registration where it considers that compliance with the registration requirements is unduly onerous on the AHB.

This policy should be read in conjunction with the Act. For the avoidance of doubt, in the event of any conflict or inconsistency between this policy and the Act, the legislative provisions prevail.

1.2 Scope

This policy relates to granting extension requests to the registration timeframe for a deemed AHB in line with section 34(7). This policy relates specifically to AHBs that have been deemed to be registered with AHBRA under section 34(1).

This policy is applicable to all AHBRA staff and representatives who are responsible for processing and granting Extension Requests in accordance with the Act.



2. Registration Timeframes

Under section 34 of the Act, all organisations that held Approved Housing Body Status under Section 6 of the Housing (Miscellaneous Provisions) Act 1992 as at 31 December 2021, were deemed to be registered with AHBRA with effect from 1 January 2022.

AHBs that have been deemed to be registered have a specific statutory timeframe within which to make an application for registration to remain registered as an AHB. The timeframes for registration are:

No. of dwellings owned, managed or leased by the AHB	Deadline
300 or more dwellings	31 st December 2023 ¹
Between 50 and 299 dwellings	31 st December 2024
Less than 50 dwellings	31 st December 2025

¹ In 2023, AHBRA provided an extension to the registration timeframe for the cohort of AHBs required to make an application for registration before 31st December 2023.



3. AHBRA's Approach to Extension Requests

AHBRA's approach to granting extension requests is guided by the provisions in the Act. When making a decision to grant or refuse a request for an extension and determining the appropriate length of an extension, AHBRA will consider if compliance with the registration requirements is unduly onerous for the AHB.

In evaluating an Extension Request, AHBRA will consider the following:

- Representations made by the AHB that comply with Section 34(7).
- The complexity of the eligibility and registration requirements as they apply to the AHB.
- The likely time needed for an AHB to register.
- The procedural steps that an AHB is required to take to meet the eligibility and registration requirements.
- The circumstances of the AHB, including resources required to meet the registration requirements.

3.1 Clarification Required

There may be instances where AHBRA requires clarification in relation to the AHB's representations for an extension to its registration timeframe. In these instances, AHBRA will engage with the AHB and outline the clarification required. AHBRA will progress to reviewing and evaluating the request for an extension following receipt of any clarification, as appropriate.

Where an AHB does not provide the required clarification within the specified timeline, this may result in the AHB's request to extend the registration timeframe being refused by AHBRA.



4. Granting or Refusing an Extension Request

Each Extension Request will be assessed against the eligibility and registration requirements of the Act. When making a decision to grant or refuse a request for an extension from an AHB, AHBRA will consider if the circumstances are unduly onerous for the AHB in question. When determining the appropriate length of an extension, AHBRA will consider the factors outlined above.

4.1 Granting an Extension Request

In the case where AHBRA is satisfied that compliance with the registration requirements is unduly onerous for the AHB, it will notify the AHB of its decision to extend the registration timeframe and confirm the AHB's new registration deadline.

Where AHBRA is granting a lengthy extension, following representations from an AHB in that regard, any acquisitions by the AHB during the extension period will be considered Notifiable Events and should be notified to AHBRA via its Notifiable Events process.

4.2 Refusing an Extension Request

In the case where AHBRA has decided to refuse to an extension request, it will notify the AHB of its decision and outline the reasons for its refusal.