



DfC

Department
for Communities

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Regulatory Framework

Habinteg Housing Association (Ulster) Ltd
Regulatory Judgement

Report 2017/18

Introduction

The Department for Communities (DfC) is the Regulatory Authority for Registered Housing Associations (RHAs) in Northern Ireland. The Housing Regulation Branch within DfC undertakes this Regulation activity on behalf of the Department and we seek to protect the interests of tenants, homeless people and others who use the services provided by RHA's. To ensure this is achieved, RHAs must provide us with the necessary information on a regular basis to demonstrate how the Regulatory Framework Standards are being achieved.

RHA Background

Habinteg Housing Association (Ulster) Ltd, hereafter referred to as Habinteg HA, registered with the Industrial & Provident Society (IP172) on 14 October 1976 and DoE (NI) R17 on the 24 May 1977. Habinteg HA plans, develops and manages housing schemes in both urban and rural areas throughout the region and works with a number of partner organisations in providing supported housing projects. The Association has over 2,000 units of housing at over 100 locations across Northern Ireland and 18 partnership projects. The aim of the Association is to deliver high quality homes and services to enhance the lives of residents and strengthen communities.

Regulatory Approach

Through our risk-based and proportionate approach to regulating RHAs, we focus our attention on the important risks and key aspects of the RHA's performance. This includes having different levels of engagement depending on the RHA's risk and performance profile.

When we refer to risk, we are talking about the risk to the interests of tenants and other service users. This may not always be the same as an RHA own detailed assessment of the operational risks it faces. This judgement is completed in accordance with the risk based approach to Regulation introduced in April 2017.

Overall Opinion

Regulatory Judgement:

**Habinteg Housing
Association**

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Meets the requirements

Based on a review of the evidence submitted by the RHA, Housing Regulation Branch has determined that Habinteg HA has demonstrated that they meet the Regulatory Standards for Governance, Finance and Consumer. Further information on our Regulatory Standards can be obtained within the following Advice Note; [How we Regulate](#)

Assessment Findings

Outcome of Governance Standard - MET

Governance Standard 1:

Habinteg HA has demonstrated that they have effective governance arrangements in place that deliver their aims, objectives and intended outcomes for tenants and potential tenants in an effective, transparent and accountable manner.

Governance Standard 2:

Habinteg HA has adopted a robust approach for assessing and managing their risks. They have also demonstrated that they have an effective decision-making process in place allowing informed and transparent decisions to be made.

Outcome of Finance Standard - MET

Finance Standard 1:

Habinteg HA has demonstrated that they manage their resources effectively to ensure financial viability is maintained in the short, medium and longer term.

Finance Standard 2:

Habinteg HA has articulated and delivered a comprehensive and strategic approach to achieving value for money in meeting their organisation's objectives.

Outcome of Consumer Standard - MET

Consumer Standard 1:

Habinteg HA has managed their business so that tenants and other customers find it easy to participate in and influence their landlord's decision process at a level they feel comfortable with.

Consumer Standard 2:

Habinteg HA has demonstrated that they provide 'Decent Homes' standard accommodation with good service quality choices appropriate to the diverse needs of their tenants.

Consumer Standard 3:

Habinteg HA has illustrated how they contribute to supporting vibrant communities and also encourages tenant opportunities and promote well-being.

Anticipated Level of Engagement for 2018/19:

Level 1 – Where following submission of the Regulatory Standards Annual Return (RSAR) and required financial information, we are content there is sufficient assurance and little additional contact is required unless other matters arise.

Further information on how we reach our Regulatory Judgment decision and the different levels of engagement can be found in the following advice note; [Regulatory Judgements and Engagements](#)