



**DfC**

Department  
for Communities

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# Regulatory Framework

Alpha Housing NI Limited – Regulatory Judgement

Report 2018/19



## 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 RHAs. 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

Alpha Housing NI Limited, hereafter known as Alpha HA, first registered with the Industrial & Provident on the 23 March 2009, and with the Department for Social Development on the 29 April of the same year. Alpha HA has 959 homes at various schemes across Northern Ireland. Their properties are mainly for older people but they also have a small number of general family homes in their stock. Their mission is 'to provide, and be advocates for, the best accommodation for older people that can be provided; to campaign for the delivery of innovative, leading edge housing solutions and services for older people.'

## 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's 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:**  
**Alpha Housing Association**

**1**

Meets the requirements

Based on a review of the evidence submitted, Housing Regulation Branch has determined that Alpha 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:**

Alpha 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:**

Alpha HA has adopted a robust approach to the assessment and management of risk and demonstrated informed and transparent decision-making processes.

### Outcome of Finance Standard - MET

#### **Finance Standard 1:**

Alpha 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:**

Alpha 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:**

Alpha 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:**

Alpha 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:**

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

## Anticipated Level of Engagement for 2019/20:

**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](#)