Department for
Communities
www.communities-ni.gov.uk

Regulatory Framework

Alpha Housing NI Limited – Regulatory Judgement

Report 2024/25



Introduction

The Department for Communities (DfC) is the Regulatory Authority for Registered Housing Associations (RHAs) in Northern Ireland. Housing Regulation Branch within DfC undertakes this regulation activity on behalf of the Department. 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, (Alpha HA) first registered as an Industrial & Provident Society on 23 March 2009, and with the Department for Social Development on 29 April 2009. Alpha HA provides high-quality homes to support its tenants across Northern Ireland. It has approximately 1000 properties, the majority of which provide sheltered housing accommodation for older people. Its mission is to “provide homes and services that help people flourish”.

Regulatory Approach

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

When we refer to risk, we are specifically referring to the risk to the interests of tenants and other service users. This perspective may differ from an individual RHA’s internal assessment of its operational risks. This judgement has been completed in accordance with the risk-based Regulatory Framework (revised 2024).

Overall Opinion

Regulatory Judgement: Alpha Housing NI Limited	1 Meets the requirements

Based on a review of the evidence submitted, Housing Regulation Branch has determined that Alpha Housing NI Limited has demonstrated that it meets the Regulatory Standards for Governance, Finance and Consumer in respect of the 2024/25 year.

Assessment Findings

Outcome of Governance Standard - MET

Governance Standard 1:

Alpha HA has demonstrated that it has effective governance arrangements in place that deliver its aims, objectives and intended outcomes for tenants and potential tenants in an effective, transparent and accountable manner.

Following an independent governance review, undertaken to support Alpha's growth and diversification ambitions and planned adoption of the latest National Housing Federation Code of Governance, a regulatory recommendation was made to implement the resulting improvement plan.

Governance Standard 2:

Alpha HA adopts a robust approach to the assessment and management of risk and demonstrates informed and transparent decision-making processes.

Outcome of Finance Standard - MET

Finance Standard 1:

Alpha HA has demonstrated that it manages its 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 the organisation's objectives.

Outcome of Consumer Standard - MET

Consumer Standard 1:

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

Consumer Standard 2:

Alpha HA has demonstrated that it provides good quality accommodation and services with choices appropriate to the diverse needs of its tenants.

Consumer Standard 3:

Alpha HA has illustrated how it supports the building of vibrant communities that encourage tenant opportunities and promote well-being.

Anticipated Level of Engagement following 2024/25 assessment:

Level 2 – Targeted engagement to be carried out where there is additional assurance required which is not covered in the standard information.

Further information on our Regulatory Standards, how we reach our Regulatory Judgement decision and the different levels of engagement can be found on our website.