



DfC

Department
for Communities

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Regulatory Framework

**Abbeyfield and Wesley 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. 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

Abbeyfield & Wesley Housing Association (Abbeyfield & Wesley) is a charity providing supported sheltered housing for older people in comfortable, family-style accommodation.

It has almost 300 homes across Northern Ireland and provides a range of housing options for older people, such as: independent living for older people in sheltered housing with scheme supervisors; supported sheltered housing with provision of meals; and residential care which is staffed 24 hours a day.

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 a 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:

Abbeyfield & Wesley

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Meets the requirements

Based on a review of the evidence submitted, Housing Regulation Branch has determined that Abbeyfield and Wesley has demonstrated that it meets the required 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:

Abbeyfield and Wesley 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.

Governance Standard 2:

Abbeyfield and Wesley demonstrated that it has a robust approach to the assessment and management of risk, and has an informed and transparent decision making process.

Outcome of Finance Standard - MET

Finance Standard 1:

Abbeyfield and Wesley has demonstrated that it manages its resources effectively to ensure financial viability is maintained in the short, medium and longer term.

Finance Standard 2:

Abbeyfield and Wesley 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:

Abbeyfield and Wesley has managed its business in such a way that tenants and other customers find it easy to participate and influence their landlord's decision making-process at a level they feel comfortable with.

Consumer Standard 2:

Abbeyfield and Wesley has demonstrated that it provides 'Decent Homes' standard accommodation with good service quality choices appropriate to the diverse needs of its tenants.

Consumer Standard 3:

Abbeyfield and Wesley has illustrated how it contributes to supporting vibrant communities and also encourages tenant opportunities and promotes 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](#)