



Social Housing Reform Programme Update

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Social Housing Reform Programme

Achieving Excellence through Tenant Involvement
12 December 2013



Minister's Proposals

- Department responsible for Strategy, Policy, Legislation and enhanced Regulation and Inspection
- Independent Social Housing Rent Panel
- Regional Housing Body
- New Landlord(s) outwith public sector
- New arrangements for engagement with Local Elected Representatives/ Local Government



Why change?

- To develop social housing structures fit for the future
- To create a financially sustainable and tenant-focused model
- To lever in additional funds
- To increase capacity to deliver new homes and services
- To support and help communities



Why engage with stakeholders?

- To research best practice in social housing here and in other jurisdictions
- To find out what is important to stakeholders and why
- To use feedback to inform the development of options for a future social housing model



Engagement to date

- One to one meetings with stakeholders
- Seminars/ workshops with stakeholder groups
- Stakeholder Event held on 13 November 2013
- Stakeholders have submitted their priorities for the future of social housing via a survey, comments, letters, proposals and papers
- www.dsdni.gov.uk/shrp - Programme web presence will publish any updates, discussion papers or minutes of meetings



Stakeholder Feedback

Broad themes emerging include:

Greater tenant involvement	Long term funding
Specific housing services to tackle issues such as homelessness	Reduce reliance on public sector funding
Deliver more housing plus	Effective Regulation
Affordable & sustainable rents	Support for housing-led regeneration
Joined-up government approach	Build new homes



Finding a model to suit all

- Stakeholders have varied, often conflicting, views.
- We will need to find the balance between:

Affordable rent for tenants	Rent levels that are attractive to lenders
Retain public ownership of social housing stock	Move social housing stock to housing association movement
Independent regulator	Maintaining assurance to Minister
Providing more social homes	Providing more Housing Plus initiatives to build communities



Priorities for tenants

- Tenants involved in the development of design requirements and policies for new social housing model
- Encourage a wide range of tenants (and residents) to get involved
- Increased tenant representation in new structures
- Open lines of communication between housing providers and tenants
- Good governance and accountability



Next Steps

- Ongoing engagement
- Establishment of a Stakeholder Forum
- March 14 - Strategic design requirements developed which, subject to consensus and agreement with the NI Executive, will pave the way for detailed design and implementation plans to be developed.
- We welcome your comments, feedback or suggestions:

Contact the Social Housing Reform Team shrp@dndni.gov.uk