



CIRCULAR

Housing Corporation
requirements in relation
to resident involvement

May 2007

05/07

This Circular is for the attention of:

All Registered Social Landlords

Relevant legislation:

N/A

Regulation and/or policy requirements:

Housing Corporation Regulatory Code and Guidance

People First: Delivering Change Through Involvement Policy

This Circular replaces Circular number:

Circular 01/04: Assessing housing Associations' Compliance of the Involvement Policy for the Housing Association Sector

Note: 'Housing association' is used as a generic term for registered social landlords. 'Corporation' means Housing Corporation.

Summary

This Circular sets out the regulatory requirements placed on housing associations arising from the People First: Delivering Change Through Involvement Policy, which was adopted by the Corporation's board on 1 May 2007.

1 Definitions

See definitions section of the involvement policy.

2 Corporation expectations

- Housing association boards must adopt this policy and agree an action plan with targets to address the requirements within it;
- Housing associations' approach to and plans for involving residents must be reflected in their corporate objectives;
- Housing associations must continue to produce and publish a clear resident involvement statement and must be able to demonstrate how residents have been involved and the degree of their influence;
- Associations must also continue to review the statement using impact assessments, which evidence how and the degree to which services have improved;
- From 1 April 2008, all housing associations owning 250 units of social housing or more should have at least one resident board member on each board or committee with a service delivery remit. Election should be seen as the default option;
- Under the above requirement, charitable housing associations (if their tenants are regarded as beneficiaries and so are barred from being trustees) must have a time-scaled action plan to make alternative arrangements, such as establishing formal sub-committees to comment on plans and propose a course of action to the board; and specialist housing associations that work with vulnerable groups and those that work exclusively with short-term tenancies must have a time-scaled action plan to undertake resident capacity building to achieve resident board membership; and
- We expect all housing associations managing more than 1,000 units to comply with the detailed provisions of the policy. In line with our commitment to lowering the burden of regulation on small associations we have not imposed

a similar obligation on associations managing less than 1,000 units. However, we expect general compliance with the principles of the policy (subject to a different threshold in relation to the for resident board membership – see above).

3 Assessing compliance

- We will use a variety of ways of measuring housing association compliance with this policy;
- We will expect housing associations to certify they have met the requirements of this Circular;
- Where our risk assessment indicates a housing association may not be complying or the impact of non-compliance is particularly high we will undertake a more detailed review in accordance with our normal regulatory engagement;
- We will take account of and include any relevant findings from inspection reports in undertaking a risk assessment and may instigate a more detailed review in accordance with our normal regulatory engagement; and
- We will consider and may take action based on information brought to our attention by the Housing Ombudsman

regarding an association's non-compliance.

4 Enquiries about this Circular

Please address enquiries about this Circular to:

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