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Consultation: DSD Consultation

Introduction

The Northern Ireland Federation of Housing Associations (NIFHA) represents registered and non-registered housing associations in Northern Ireland. Collectively, our members provide 34,000 good quality, affordable homes for renting or equity sharing. Further information is available at www.nifha.org

General Comments

NIFHA welcomes the opportunity to respond to this consultation document which has received a largely favourable response by our members. The document does not indicate where it will sit within the overall Housing Association Guide and we anticipate that this will eventually form part of the Housing Management Guide. The Federation and its members recognise and welcome the valuable contribution that consultation and involvement of the community can bring to the development or acquisition of dwellings in a particular location.

Specific Comments

The sentence “Associations should note that consultation is not normally required for Existing Satisfactory Purchases except where a change of use of dwelling is anticipated”, should be in bold and placed following the paragraph on the previous page already in bold. This would highlight that there are circumstances where consultation is not normally required.

The Federation notes, and has passed on the details of the requirement for Housing Associations to make a pre-contract request to the landowner to ascertain if any restrictions or covenants exist in the lease or contract which may prohibit the Association from purchasing units for use by social tenants, to our members. We appreciate that this may reduce the amount of nugatory work, for our members, by their progressing with off the shelf purchases only to discover that they are prevented from allocating them to tenants for social housing because of restrictions within the lease or contract.

We hope you find our comments useful.

Submitted on behalf of NIFHA by:

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