



Tenant Empowerment

The Right to Transfer:

- It depends on how it is engineered/couched
- Incentive to do this- maintenance improvements?
- The majority of tenants (NIHE) wouldn't want to transfer to another landlord
- Why can tenants only transfer from NIHE to Has- Is this not undermining the principle of the strategy?
- Tenants should have the 'choice'/'Option'
- Loyalty to landlord
- Perceptions of tenants of different landlords- NIHE V HA
- If the NIHE had funding to repair etc- there may not be an appetite for this.
- Issues surrounding rent/affordability
- Needs to be bottom up- not just top down
- Need to ensure the same standards are used for all Social Housing Landlords

The Right to Manage:

- Not sure if groups are ready for this yet
- Lack of skills/capacity to do this right now
- Intensive training needed
- Manage certain areas/elements of service
- Maybe consider lower level/small scale- Social Enterprise?
- Needs to be led by communities and safeguarded
- How would it be monitored/regulated?
- Maybe aspirational
- Demographics- impact of sectarianism
- Need for specialised/clear legislation
- Risk assessment needed/clear governance and criteria set



- Has to be a journey- something to look for the future
- Needs to be inclusive
- Needs to be robust and rigid management
- Could be seen as a natural progression to Tenant Participation
- Need to clarify what tenants can manage
- There is an appetite for this
- Should be encouraged
- Need for regulation/vetting

Community Cashback

- Reference made to NIHE Community Service Agreements
- Social Responsibility for Landlords- useful
- Positive impact on employability/education
- Need for an independent conduit to assist with this
- Need for flexibility and the provision of resources to do this e.g. Training
- Need for more focus and scope- more capable people in different areas
- Similar to ACE schemes?
- Need for strict criteria
- Accountability concerns
- Define what this is about- is it about job creation?
- Opportunities for Apprenticeships
- Issues surrounding procurement
- Impact on Unions
- What research has there been on impact elsewhere?
- Good- if capacity exists and effectively regulated
- Social Enterprise- could it be an element of this?
- Need for capacity building/tools/resources



- Should the concept of an 'enabling power' be included within legislation to allow for the element of flexibility