

**MINUTES OF THE 661ST MEETING OF THE NORTHERN IRELAND
HOUSING EXECUTIVE HELD ON WEDNESDAY, 25TH MAY 2016 AT 10.00
AM IN THE BOARDROOM, 2 ADELAIDE STREET, BELFAST**

The Chairman asked Members to switch off their mobile phones or as a minimum, switch them to silent.

1. PRESENT

Mr D Hoodless
Professor P Roberts
Mr P Brett
Mrs C Elattar
Mr B Keery
Mrs H Legge
Mr G Lomax
Mr J McCall
Mr K Millar
Mr D Wilson

2. IN ATTENDANCE

Mr C Bailie	Chief Executive
Mr T McCartney	Director of Corporate Services
Mrs H Carty	Director of Finance (Acting)
Miss S McCauley	Director of Regional Services
Mr G Flynn	Director of Landlord Services
Mr P Isherwood	Director of Asset Management
Mr J Blease	Head of Corporate Communications
Ms E Newberry	Assistant Director, Land & Regeneration
Mr P Reid	Services Senior Principal Officer, Land & Regeneration Services
Mrs J Boyd	Board Secretary

3. APOLOGY

An apology for absence was received from Miss A Neill.

4. DECLARATION OF INTERESTS

The Chairman asked if any Member had an interest to declare in relation to any item on the Agenda. Mr Lomax declared an interest in Paper No OSC661/8(6) in his capacity as former interim Chief Executive of Helm Housing Association.

Mr Isherwood declared an interest in Paper No OSC661/8(6) in his capacity as a former member of the Senior Management Team of Helm Housing Association.

5. MINUTES AND ACTION NOTE/MATTERS ARISING

i) Minutes of the 659th Board Meeting held on Wednesday, 27th April 2016 – Paper No 661/3(1)

It was proposed by Professor Roberts, seconded by Mr B Keery and Resolved – That the Minutes of the 659th Meeting held on Wednesday, 27th April 2016 be approved and signed by the Chairman subject to the following amendments:

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Page 3 Item 9.1 - Routine Business under Board Scheme of

Delegations – Scheme Design Approval – Environmental Improvements at Ardcarne Park, Newry 16.36.0215 – 6th

Paragraph – “Referring to the impact of the scheme on the Ardcarne Estate, the Director of Asset Management advised that the £1m investment will contribute to the future sustainability of the estate.”

Page 8 Item 17.1 - Landlord Services Business Performance Monitor as at 31st March 2016 – 7th Paragraph – “...The Director of Asset Management advised the targets for the new maintenance contracts will commence at 90%, however these will be increased incrementally over the contract period...”

Page 8 Item 17.1 – Landlord Services Business Performance Monitor as at 31st March 2016 – 9th Paragraph – “...The Director of Asset Management advised that a training programme will be delivered for all staff prior to the implementation of the new contracts.”

6. MISCELLANEOUS MATTERS

i) Presentations

- Governance of Land Management – Elma Newberry, Assistant Director, Land & Regeneration Services & Paul Reid, Head of Land

7. CHAIRMAN'S BUSINESS**7.1 Chairman's Report**

There was no official Chairman's Report.

8. CHIEF EXECUTIVE**8.1 2016 Review of Standing Orders & Board Scheme of Delegations – Report + Paper No 661/5(3)**

The Chief Executive outlined the changes to the Standing Orders and Board Scheme of Delegations to comply with recommendations in the PAC report on the Governance of Land Disposals within the Housing Executive.

Decision taken: The Board approved the revised NIHE Standing Orders and Board Scheme of Delegations.

9. DISCUSSION TOPICS**9.1 Regional and Support Services Business Performance Monitor 2016/2017 – Report + Paper No 661/6(2)**

- i) The Director of Corporate Services advised the Board that performance targets have been updated to reflect the 2016/17 Business Plan approved by the Board.
- ii) The Director of Corporate Services advised the Board that good progress has been made in the first month of the financial year with only three exceptions where the target was not achieved – boiler replacements, reduction in homeless presenters and approval of repair grant applications.
- iii) Mr Wilson referred to RSKPI 3.1 regarding grant applications and enquired why the year to date icon was red. In response the Director of Corporate Services advised that the full months data was not available due to reporting issues. The Director of Corporate Services confirmed there is no concern at this stage regarding meeting the year-end target.
- iv) The Vice Chair referred to PFG 28, the delivery of social and affordable homes, and requested information on schemes delivered and programmed for Helm and Fold Housing Associations, in light of the merger plans for these Associations. The Director of Regional Services undertook to provide this information.

- v) The Board noted the performance for Regional and Support Services for the first month of the financial year.

10. FOR APPROVAL

10.1 Sustainable Rural Communities – Rural Strategy & Action Plan 2016-2020 – Report + Paper No 661/8(4)

The Vice Chair suggested the addition of an Action 44 – to interact more with other groups within the UK in order to share learning.

Decision taken: The Board approved the Sustainable Rural Communities Rural Strategy and Action plan subject to this addition.

11. FOR INFORMATION

11.1 Social Housing Development Programme (SHDP) Outturn Performance (15/16) & 2016/17 Delivery Risk Assessment – Paper No 661/9(1)

- i) The Chairman requested a review of the 2015/16 programme based on cost and value for money following the Board's discussion regarding the value of Housing Executive land transfers to Housing Associations.

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- ii) The Chief Executive referred to the land transfers to Housing Associations and advised that the landlord does not receive a capital receipt. The Chief Executive commented on the impact of land transfers for the new build budget.
- iii) The Board discussed the land contribution and build costs and agreed on the need to look at cost structures.
- iv) The Board discussed the need to look at future housing provision and the organisations potential to build, the comparison of cost and the associated objectives. The Chief Executive undertook to develop a terms of reference and circulate to Members.

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The Board noted the paper.

11.2 Health & Wellbeing Programme 2016 – Paper No 661/9(4)

The Board noted the update on the Health and Wellbeing initiatives currently in place and the proposals to develop further programming.

12. ANY OTHER BUSINESS

i) Board Meeting – June 2016

Members were reminded that the next Board Meeting will take place on Tuesday, 28th June 2016 to facilitate the CIH conference.

ii) Meetings with Jenny Small

The Chairman drew Members' attention to the email forwarded to them by the Board Secretary requesting possible meetings with Jenny Small. Members were asked to confirm their availability with the Board Secretary after the meeting.

iii) Annual Conference

The Chairman reminded Members that the Annual Conference will be held in the Titanic Centre, Belfast on Wednesday, 8th June 2016. The Chairman asked those who have not yet responded to contact the Board Secretary immediately.

13. DATE AND VENUE OF THE NEXT BOARD MEETING

The next meeting of the Board will be held on Tuesday, 28th June 2016 at 10.00 am in the Boardroom, 2 Adelaide Street, Belfast.

The meeting ended at 12.40 pm.