

MINUTES OF THE 663RD MEETING OF THE NORTHERN IRELAND HOUSING EXECUTIVE HELD ON WEDNESDAY, 31ST AUGUST 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 (Chairman)

Professor P Roberts (via conference call)

Mr. P Brett

Mr. B Keery

Mrs. H Legge

Mr. G Lomax

Mr. K Millar

Mr. J McCall

Mr. D Wilson

2. IN ATTENDANCE

Mr. C Bailie Chief Executive

Mr. G Flynn Director of Housing Services

Miss. S McCauley Director of Regional Services

Mr. P Isherwood Director of Asset Management

Mr. T McCartney Director of Corporate Services

Mrs. C McFarland Director of Finance

Mr. J Blease Head of Communications & Secretariat

Ms. S Winter Senior Officer

3. APOLOGIES

Apologies were received from Mrs. C Elattar.

4. WELCOME

The Chairman welcomed Catherine McFarland to her first Board meeting as Director of Finance.

5. DECLARATION OF INTERESTS

The Chairman asked if any Member had an interest to declare in relation to any item on the Agenda. No interests were declared.

6. MINUTES AND ACTION NOTE/MATTERS ARISING

- i) Minutes of the 662nd Board Meeting held on Tuesday, 28th June 2016 – Paper No 663/3(1)

It was proposed by Mr. P Brett, seconded by Mr. B Keery and Resolved – That the Minutes of the 662nd Meeting held on Tuesday, 28 June 2016 be approved and signed by the Chairman.

7. MISCELLANEOUS MATTERS

- **Housing Executive Land Acquisition (HELA) Programme**

A revised report has been circulated to Members this morning.

- **Land Ownership and Transfers to Housing Associations**

The Chairman advised the Board that this issue will be discussed in detail at the Board Away Day in October.

- **Presentations**

Private Sector Improvement Services (PSIS) 'New Ways of Working' – Paper No OSC663/7(3) – Terry Waide, Senior Principal Officer, Central Grants

- **Away Day**

The Chairman advised Members that the next Board Away Day and Meeting will take place on Tuesday 25 & Wednesday 26 October 2016.

The Chairman requested that an outline programme for the Board Away day is produced and presented to the next Board Meeting.

8. CHAIRMAN

8.1 Audit & Risk Assurance Committee Terms of Reference 2016 – Report + Paper No 663/4(2)

The Vice Chair advised the Board that the Audit & Risk Assurance Committee Terms of Reference had been agreed and recommended to the Board for approval at the Audit and Risk Assurance Committee Meeting held on 22 June 2016.

Decision Taken: The Board approved the paper.

9. CHIEF EXECUTIVE

9.1 The Housing Executive's Response to the draft Programme For Government Framework Consultation – Report + Paper No 663/5(1)

The Chairman advised the Committee that the response has already been submitted to the Department.

The Chief Executive advised the Board that it is unlikely that the existing number and nature of outcomes will be changed; however the supporting measures and indicators may be revised following the consultation process.

The Chief Executive advised that the Consultation period has now ended and delivery plans have been produced by the Department.

The Chief Executive commented that this is an outcome based approach and is introducing cross Government Sector working.

The Chief Executive advised that the Housing Executive's response stressed that Housing has a significant role to play in a large part of the programme and it was felt that the importance of Housing was not being fully reflected in the document.

Mr. Wilson referred to section 8 and queried the extent to which the Housing Executive is responsible for this indicator given the collective responsibility of a number of agencies for homelessness.

The Director of Regional Services commented that there are a range of other measures being reviewed i.e. length of stay in temporary accommodation as the number of Homelessness presenters can be an economic variable.

The Director of Regional Services advised that the Northern Ireland Audit Office (NIAO) will be undertaking a review of Homelessness and commented that a new Strategy is being prepared which will give the Housing Executive an opportunity to put new measures in to place and also to reflect how the last set of measures were achieved.

ACTION

Mr. Wilson expressed the need for cross agency accountability for this measure and also the need to ensure that the Housing Executive is not held solely accountable if the target is not met.

Decision Taken: The Board approved the paper.

9.2 The Vice Chair referred to section 6.4 of the report and commented on the need to make a stronger statement regarding the integration of Housing, Health and Social Care Planning and Expenditure and linking it back to the Community Plans.

August 2016 Revised Standing Orders & Board Scheme of Delegations & Senior Management Committee Terms of Reference – Reports + Paper No 663/5(2)

The Chief Executive advised the Board that the Standing Orders and Board Scheme of Delegations have been amended to reflect the changes to the Asset Management Structure and advised that the Regional Programme Delivery Managers have authority for expenditure up to £100k and are accountable for the successful delivery of schemes.

Decision Taken: The Board approved the revised Standing Orders and Board Scheme of Delegations and Senior Management Committee Terms of Reference.

10. DISCUSSION TOPICS

10.1 Regional and Support Services Business Monitor July 2016 – Reports + Paper No 663/6(2)

The Director of Corporate Services advised the Board that good progress has been made with the exception of 4 Key Performance Indicators (KPIs) relating to Advanced Land Purchases, Boiler Replacements, Savings Delivery and Temporary Accommodation.

The Chairman referred to RSKPI 4.4 – Reduce Average Length of Time in Temporary Accommodation and queried how this is being managed.

The Chief Executive referred to the types of temporary accommodation used by the Housing Executive and advised that a pro-active approach is being taken to visit applicants and to move them into permanent housing where possible.

The Director of Housing Services commented on the high number of private sector single lets used for temporary accommodation and advised that there is an issue with the supply of Single Lets.

The Director of Regional Services referred to the Homelessness Strategy and advised that the target for the length of time in temporary accommodation was 40 weeks and to be aware that we have exceeded this target with it averaging 37.7 weeks.

ACTION

The Chairman requested that a paper is prepared for the October Board on Temporary Accommodation.

He advised that the paper should give an overview of who is currently in temporary accommodation, the reasons they there and the length of time they have been housed in temporary accommodation.

The Board noted the paper.

DRS**11. FOR APPROVAL****11.1 Closing of Housing Benefit Cheque Bank Account – Paper No 663/7(5)**

Decision Taken: The Board approved the paper.

11.2 Routine Business under Board Scheme of Delegations – Economic Appraisal of Ballysillan Maisonettes 88-100 Sunningdale Gardens, Belfast – Report + Paper No 663/7(7c)

Mr. Brett queried the timescale for the demolition of the maisonettes.

The Director of Asset Management undertook to advise Mr. Brett of the timescales for the demolition.

Mr. Lomax queried the estimated cost outlined in the recommendation of the paper and asked if this was the construction cost for the 6 properties.

The Director of Asset Management advised that this is the estimated costs for the demolition and clearance of the site and not construction costs.

Mr. Lomax queried the high construction costs outlined in the paper. Mr. Brett advised that it is a difficult sloped site and there may be additional costs to level the site.

The Chief Executive advised that there will be a separate Business Case prepared for this scheme.

Decision Taken: The Board approved the paper.

DAM**12. FOR INFORMATION****12.1 Traveller Accommodation Update – Paper No 663/8(1)**

The Board noted the paper.

13. ANY OTHER BUSINESS

There was no other business

14. DATE AND VENUE OF THE NEXT BOARD MEETING

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

The meeting ended at 12 noon.