

MINUTES OF THE 656TH MEETING OF THE NORTHERN IRELAND HOUSING EXECUTIVE HELD ON WEDNESDAY, 27TH JANUARY 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	Vice Chairman
Mr P Brett	Joined the meeting at 10.27 am
Mrs C Elattar	Joined the meeting at 10.15 am
Mr B Keery	
Mrs H Legge	Joined the meeting at 10.10 am
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	Acting Director of Finance – joined the meeting at 10.05 am
Miss S McCauley	Director of Regional Services
Mr G Flynn	Director of Landlord Services
Ms D Ferran	Assistant Director, Asset Management
Mr J Blease	Head of Corporate Communications
Mr J Frey	Head of Research – For Paper No 656/8(5)
Mr A Sweeney	Assistant Director, Strategic Partnerships - For Paper No 656/8(5)
Miss A Neill	Company Secretary
Mrs J Boyd	Meetings Secretary

3. APOLOGY

An apology has been received from the Director of Asset Management. The Assistant Director, Asset Management, Ms D Ferran is attending in his place.

It was noted that some Board Members have been delayed due to traffic conditions this morning.

Vice Chair

4. DECLARATION OF INTERESTS

The Chairman asked if any Member had an interest to declare in relation to any item on the Agenda. The Director of Regional Services declared an interest in relation to Paper No 656/8(3) as she is a private landlord. Given the nature of the interest declared the Chairman decided that the Director should abstain from any discussion on the paper but was not however required to absent herself from the meeting.

It was also noted that the Director of Finance (Acting) is a private landlord.

5. MINUTES AND ACTION NOTE/MATTERS ARISING

i) **Minutes of the 656th Board Meeting held on Wednesday, 16th December 2015 – Paper No 656/3(1)**

It was proposed by Professor Roberts, seconded by Mr Keery and

Resolved – That the Minutes of the 655th Meeting held on Wednesday, 16th December 2015 be approved and signed by the Chairman.

CH

6. MISCELLANEOUS MATTERS

i) **DSD Finance Training**

Department for Social Development Finance Training will take place after the meeting. Members will be joined by:

Ian Snowden Permanent Secretary

Donald Heaney Deputy Secretary

Bernie Rooney

Deborah Brown

Jenny McBride

Carolyn Lyness

ii) Board Visit to Regional Services

The Chairman reminded Members of the Board Visit to Regional Services being held on Wednesday, 10th February and advised that the Agenda is included in Board papers.

iii) Risk Workshop

The Chairman reminded Members that there will be a Risk Workshop after the Board meeting on Wednesday, 24th February 2016. All Members are requested to attend.

iv) CIH (Scotland) Conference in Edinburgh from 1st -2nd March 2016

Catherine Elattar has expressed an interest in attending this conference. Any other Member interested in attending this conference should inform the Board Secretary before Friday, 29th January 2016.

v) CIH Annual Congress in Manchester from 28th – 30th June 2016

The Chairman advised that any Member wishing to attend this conference should inform the Board Secretary before Friday, 29th January 2016.

7. CHAIRMAN'S BUSINESS**7.1 Programme for Board Visit to view Regional Services activities 10th February 2016 – Paper No 656/4(3)**

Decision taken: The Board approved the programme and associated costs for the Board Visit on 10th February 2016. The Vice Chair recorded his apologies as he is unable to attend the Visit.

8. PRESENTATION**8.1 Supporting People Scenario Planning – Paper No 656/7(2)**

Ms A Sweeney, Assistant Director, Supporting People gave the Board a presentation on the Supporting People budget. She advised that the anticipated immediate funding pressure has been reduced due to the recent announcement regarding the protection of Supporting People funding for 2016/17.

The Assistant Director, Supporting People outlined the revenue requirements for the next 4 years and the financial pressures being faced by service providers.

The Assistant Director also outlined the 4 year expenditure projections and commented on the need to consider the extension of floating support services. The short term and long terms plans were outlined as well as the programme risks.

ACTION

The Assistant Director commented on the impact of Welfare Reform and the new Personal Independent Payments to be introduced and advised that this is being considered and discussed with colleagues in Scotland.

The Chairman commented on the need to look at how the programme progresses to a different combination of services. The Chairman requested information on what processes need to be put in place to enable this. He commented on the need for the Board to understand the process and how to realign the budget.

DRS

Mr Millar enquired about the impact of the Department for Social Development policy review. The Assistant Director, Supporting People advised that 8 of the 13 recommendations apply to the Housing Executive and advised that an Action Plan has been developed. The Assistant Director advised that the Action Plan is to be signed off by the Minister in March and undertook to submit this to the Board in February.

DRS

The Chief Executive commented on the growth of the Supporting People Programme and how it has benefited from funding increases

in recent years. The Chief Executive referred to the political impact of budget cuts on health and social care funders and commented on the need to have a fundamental review of how this could affect the Supporting People Programme.

The Vice Chair commented that the Housing Executive is not the only organisation involved in this area and referred to the inconsistencies and duplication of effort in this sector. The Vice Chair commented on the need to ensure resources are targeted effectively and develop a generic protocol.

The paper was noted.

9. FOR APPROVAL**9.1 NIHE Response to DSD's Review of the Role and Regulation of the Private Rented Sector – Report + Paper No 656/8(3)**

Mr Wilson referred to the section on 'Affordability' on Page 9 of the report. Mr Wilson commented on a change to tax regulations which will impact on private sector landlords and stated that this is not adequately reflected in the Housing Executive's response.

Mr Wilson advised that this will be a significant issue which has the potential for a mass exodus of private landlords considering many landlords will place their property on the market.

ACTION

Mr Wilson also commented on the consultees contacted in relation to this topic and advised that the entire community, including financial institutions, have not been consulted.

Mr Millar agreed with Mr Wilson's comments and advised that if the Housing Executive fails to mention this risk, the organisation could be considered 'guilty by omission'.

Decision taken: The Board approved the Housing Executive's response subject to the amendment agreed.

9.2 Housing Research & Intelligence Programme (2016-2017) – Report + Paper No 656/8(5)

Mr J Frey, Head of Research joined the Board for this agenda item. Mr Frey commented on the Research Programme for 2016/17 and outlined the three budgetary options available. Mr Frey advised that a supplementary programme will be brought back to the Board for approval, should any additional funding become available.

Mr Frey advised that the preferred option is Option 1, which allows the organisation to complete all contractually committed projects and undertake a 4,000 sample House Condition Survey. The Vice Chair commented on his meeting with Mr Frey, the previous day, regarding the House Condition Survey and commented on the need to maximise the benefits of this research, and to complete a sample size of 3,000 which will be of significant value to the survey.

The Vice Chair referred to the other projects to be considered for the remaining £100k funding and commented on the need to prioritise the projects.

The Vice Chair requested that project number 15/1 10 – Future Places – The Private Rented Sector is included, along with two related Electronic Assistive Technology (EAT) projects.

The Chairman commented on research to be undertaken in relation to the reason why Housing Executive tenants leave their home. The Chairman commented on the value of this research to assist in reducing tenant turnover.

Mr Millar commented on the relevance of the data from the Stock Condition Survey completed by Savill's for the House Condition Survey. Mr Frey advised that 90% of the properties included in the sample are from the private sector. He also advised that the unfitness levels are measured differently from the Stock Condition Survey.

Decision taken: The Board approved a modified version of Option 2, at an overall cost of £798k, which includes a House Condition Survey with a sample size of 3,000. The Board also approved the inclusion of the Future Places and EAT projects as well as the potential for other House Condition Survey related projects. It was also agreed that research is

undertaken on the reasons for termination of tenancy for Housing Executive properties.

9.3 Multi-Disciplinary Consultants/Planned Maintenance – Paper No 656/8(9)

Decision taken: The Board approved the action plan to address issues relating to consultant performance. The Board also approved a final 12 month contract extension option for the Multi-Disciplinary Consultants Contracts to April 2017.

10. FOR INFORMATION

10.1 Four Seasons Care Home Closures – Reports + Paper No 656/9(2)

Mr McCall requested that it was noted that he is no longer associated with Four Seasons Healthcare.

Mr Lomax thanked the Chief Executive for the work undertaken and commented that it was useful in considering the organisation's position on providing accommodation for the elderly and how society deals with the growing aging population.

Mr McCall referred to the closure of 4 homes by the end of February and commented that it is a microcosm of what could potentially happen in the collapse of the care home sector.

Mr McCall commented on the under provision of care services, especially residential, and stressed the importance of noting the potential for change.

The paper was noted.

10.2 Routine Business Under Board Scheme of Delegations – Financial Reconciliation – Ballygowan Road 2 – 17.00.0035 – Paper No 656/9(3a)

The Board noted the Final Account for Repairs associated at Ballygowan Road – Project No 17.00.0035 at a cost of £1.6m.

11. ANY OTHER BUSINESS

There was no other business.

12. DATE AND VENUE OF THE NEXT BOARD MEETING

The next meeting of the Board will be held on **Wednesday, 24th February 2016 at 10.00 am** in the Boardroom, 2 Adelaide Street, Belfast.

The meeting ended at 1.00 pm

CHAIRMAN