

MINUTES OF THE 658TH MEETING OF THE NORTHERN IRELAND HOUSING EXECUTIVE HELD ON WEDNESDAY, 23RD MARCH 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 Joined the meeting at 10.15 am

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 Acting Director of Finance

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

Miss A Neill Company Secretary

Mrs J Boyd Board Secretary

Ms E Newberry Assistant Director, Regeneration Services – For
Agenda Item 7(1)

Mr R Baillie Senior Principal Officer – For Agenda Item 7(1)

Mrs L Quinn Chief Accountant – For Paper No OS658/6(3)

Mr K Megaw Special Projects Accountant – For Paper No
OS658/6(3)

3. APOLOGY

There are no apologies.

4. 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.

5. MINUTES AND ACTION NOTE/MATTERS ARISING

I) Minutes of the 657th Board Meeting held on Wednesday, 24th February 2015 – Paper No 658/3(1)

It was proposed by Mr Brett, seconded by Mr Lomax and Resolved – That the Minutes of the 657th Meeting held on Wednesday, 24th February 2016 be approved and signed by the Chairman.

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6. MISCELLANEOUS MATTERS

i) Presentations

SHDP Delivery Strategy – Roy Baillie, Head of Development & Elma Newberry, Assistant Director, Regeneration Services

Draft 2016-17 Budget – Helena Carty, Director of Finance (Acting)

ii) Board Meeting & Away Day, 26th & 27th April 2016

Members were reminded that the Board Meeting & Away Day will take place on 26th & 27th April 2016 in the Loughshore Hotel, Carrickfergus.

iii) Annual Conference

Members were reminded that the Housing Executive Annual Conference will take place on Wednesday, 8th June 2016.

7. CHAIRMAN'S BUSINESS

There was no official Chairman's Business.

8. PRESENTATION**8.1 SHDP Delivery Strategy**

i) The Board received a presentation from Roy Baillie and Elma Newberry on the progress made in developing the Strategy.

ii) Mr Baillie outlined the context and background to the SHDP Delivery Strategy.

The Board noted that since management of the SHDP transferred to the Housing Executive in 2007. £1 billion has been paid in HAG to deliver 14,000 new build units.

iii) Mr Baillie commented on the recurring risk of budget underspend and advised that 2015/16 has shown there is still an ongoing challenge to spend funds with the programme backloaded to the last quarter.

iv) Mr Baillie referred to the review of delivery performance commissioned by the Minister for Social Development and the review undertaken by the Department of Finance & Personnel's Performance Unit (PEDU) in 2013.

v) Mr Baillie advised that a new strategic approach is required to transform the way in which social housing is delivered. He also advised that the recommendations from the two reviews will be incorporated into the Strategy.

vi) Mr Baillie outlined the objectives of the delivery strategy and commented on the engagement with key stakeholders over the last 9 months.

Mr Baillie then outlined the emerging issues from this engagement, all of which will be considered in the development of the Strategy.

vii) Mr Baillie briefed the Board on the new working arrangements required and advised that the Housing Executive will lead on the operational matters and the Department for Social Development are leading on policy.

viii) Mr Lomax referred to the Guide for Housing Associations and commented that this should be an operational matter.

It was noted that the Department are reluctant to relinquish control of the Guide, Members requested that a strong case is put forward in relation to this issue and the setting of TCI.

DRS

ix) Ms Newberry then outlined what the Housing Executive will do differently to provide a strategic assessment of housing need and demand. She advised that a Commissioning Prospectus is being developed and undertook to circulate a copy to Members.

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ACTION

- x) Ms Newberry outlined the benefits including greater choice and opportunities for people seeking housing. Ms Newberry also commented on the need to move away from 'Common Landlord Areas (CLAs) and the need to contextualise sustainable communities.
- xi) Ms Newberry outlined the structures being developed to support the land acquisition and land assembly role. She advised that the Business Case for Land Acquisition will be submitted to the Board in May 2016 for approval.

DRS

Ms Newberry advised that the Business Case proposes a £12m programme over 3 years which will not be in competition with Housing Associations. The Board noted that 37% of new build schemes currently rely on Housing Executive land.

- xii) Ms Newberry advised the Board that the Housing Executive will devise and implement Strategic Partnering arrangements with key developing housing associations. This will provide a more commercial approach to development and delivery.
- xiii) Members discussed the enhancement of grants and allocations as an incentive for housing associations who are co-operative.
- xiv) The Board noted that housing associations don't have the capacity to deliver 2,000 units next year and discussed the potential for the Housing Executive to deliver new build.
- xv) Ms Newberry advised that the Housing Executive will implement a new approach to programme formulation and delivery.

Ms Newberry advised that currently there is a large dropout rate by housing associations. New arrangements will produce a programme based on 'firm scheme proposals'. Ms Newberry also commented on the need for more developers to make the process more competitive.

- xvi) In conclusion, Ms Newberry outlined the next steps and actions required before returning to the Board in May to secure approval of the final draft of the Delivery Strategy.

DRS

- xvii) In response to Mr McCall's enquiry regarding the identification, allocation and prioritisation of sites, the Director of Regional Services commented on the Net Stock Model and prioritisation based on housing need. The Director also commented on the liaison with planners and the links to community planning through the new 'place shaping' role.
- xviii) The Chairman thanked Mr Baillie and Ms Newberry for their presentation.

9. FOR APPROVAL**9.1 Transfer of Land at Rathgill to Fold Housing Association – Report + Paper No 658/8(2)**

Decision taken: The Board approved the transfer of land at Rathgill, Bangor to Fold Housing Association to facilitate the construction of a mixed tenure housing scheme.

9.2 Housing Investment Plan Annual Update Template Informing Community Planning – Paper No 658/8(3)

Decision taken: The Board approved the format for the Housing Investment Plan.

10. FOR INFORMATION**10.1 Belfast Street Needs Audit – Paper No 658/9(1)**

Mr Lomax commended the research undertaken but commented on the lack of information regarding what resources are in place to address rough sleeping and how much it is used. The Chief Executive advised that this information is available.

The Director of Regional Services advised that £32m is spent on homelessness in Belfast City alone. In response to Mr Lomax's enquiry regarding capacity, the Director of Regional Services advised that there is sufficient accommodation to meet need and that the circumstances of each individual are known to service providers.

Mr Wilson enquired about the delay in publishing the research. The Director of Regional Services advised that the research was not for publication, it was intended to inform the delivery of services and set as baseline for rough sleepers.

She advised that more work has been undertaken and an information leaflet has been published on the Housing Executive's website.

The paper was noted.

10.2 Performance Management & Development Process Review – Report + Paper No 658/9(2)

Decision taken: The Board approved the revised policy, supporting behaviours framework and performance improvement procedure subject to completion of consultation with Trade Unions.

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, 27th April 2016 at 10.00 am** in the Loughshore Hotel, Carrickfergus.

The meeting ended at 12.45 pm.

CHAIRMAN