

MINUTES OF THE 686TH MEETING OF THE NORTHERN IRELAND HOUSING EXECUTIVE HELD ON WEDNESDAY 31 OCTOBER 2018 COMMENCING 9.30 AM IN THE LOUGHSHORE HOTEL, 75 BELFAST ROAD, CARRICKFERGUS (PRIVATE MEETING AT 9 AM)

The Interim Chair welcomed everyone and requested that all present to switch their mobile devices to silent.

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| | <p><u>PRESENT</u></p> <p>Professor P Roberts Interim Chair Mr G Lomax Interim Vice Chair Mr K Millar Board Member Mr J McCall Board Member Mr D Wilson Board Member Alderman B Keery Board Member Councillor H Legge Board Member</p> |
| | <p><u>IN ATTENDANCE</u></p> <p>Mr C Bailie Chief Executive Mrs C McFarland Director of Finance, Audit & Assurance Mr P Isherwood Director of Asset Management Miss S McCauley Director of Regional Services Mr C McQuillan Director of Housing Services Mr J Blease Head of Communications & Secretariat Mrs K Smyth Secretariat Manager Miss M McLaughlin Senior Admin Officer Mr D Collins Boardroom Apprentice Mr C Welch DLO P&D Independent Committee Member (Observing) Ms J Woodburn Department for Communities (For Item 8a only)</p> |
| | <p><u>APOLOGIES</u></p> <p>Councillor P Brett Councillor C Elattar</p> |
| | <p><u>WELCOME</u></p> <p>The Interim Chair welcomed Mr Welch (Independent DLO P&D Committee Member) and Mr Collins (Boardroom Apprentice). He confirmed that colleagues from the Department for Communities would be joining the Board at 10am for further consideration of the Planned Maintenance Contracts, following on from yesterday's Away Day discussions. He also noted apologies from Councillors Brett and Elattar (<i>Councillor Brett was in London on budget business and Councillor Elattar currently on sick leave</i>).</p> <p>On behalf of the Board he conveyed condolences to Councillor Legge and family on the death of her father-in-law, and also extended best wishes for speedy recovery to Councillor Elattar.</p> |

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| 1. | <p><u>DECLARATIONS OF INTERESTS</u></p> <p>There were no declarations for noting and best practice for dealing with conflicts of interest was reaffirmed by the Interim Chair.</p> | |
| | <p style="text-align: center;"><u>PAPERS FOR APPROVAL</u></p> | |
| 10. | <p><u>The Housing Executive response to the Belfast Local Development Plan draft Plan Strategy</u></p> <p>The Director of Regional Services spoke to the paper seeking approval for the Housing Executive’s corporate response to the Belfast Local Development Plan Draft Strategy. The Housing Executive, as a statutory consultee, pro-actively seeks to influence the development of associated policies and housing strategies, this being the first Plan Strategy to be published and aimed at shaping the Belfast development for the next 15 years.</p> <p>The Interim Chair indicated that he had not received the Belfast Plan and remarked he would like the opportunity to read and discuss the detail with Elma Newberry and colleagues, hence the Board reserved the right to request amendments to the draft response. He added that the Board might wish to request representation on additional policies aimed at benefiting the Housing Executive (i.e. reserving areas of land adjacent to Tower Blocks to be used as part of our regeneration strategy), and highlighted the value in examining further detail in conjunction with a presentation at the November Board Meeting.</p> <p>During discussion the Interim Vice-Chair referred to HOU5 Affordable Housing (page; 7.1.25-39) and remarked that there was an opportunity to present a better case for integrated communities in the Belfast area. Alderman Keery also highlighted a Belfast Plan presentation from two Principle Planning Officers (Belfast City Council) which he had observed at recent meetings. In terms of future population footfall and housing supply in Belfast, an increase in population of 68,000 with 32,000 additional new homes and 40,000 new jobs were anticipated.</p> <p><u>RESOLVED:</u> the above paper was deferred to the November Board Meeting to facilitate a detailed presentation from Elma Newberry and colleagues, including representation from Belfast City Council.</p> <p><u>NOTED:</u> in the interim, copies of the Belfast Plan were to be circulated to Board Members to allow time for due consideration.</p> | <p>DRS</p> <p>DRS</p> <p>DRS</p> <p>SEC</p> |

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| 11. | <p><u>Request to Write Off Planned Maintenance Legacy Surplus 'Material' Stock</u></p> <p>The Director of Asset Management spoke to the paper advising the Board on progress with identifying planned maintenance legacy surplus stock, the steps taken to manage surplus stock in the future, and to also seek the Board's approval to write-off the legacy surplus stock which had no prospect of future use within the organisation.</p> <p>The Director confirmed ARAC endorsement of the proposal had also been obtained in March 2018, however, was subject to liaison with the Department. The Department confirmed on 11 September 2018 that a business case was not required, and that Board/Department approval would be sufficient.</p> <p>The ARAC Committee Chair, Mr Lomax, confirmed previous consideration of the item.</p> <p>In response to an enquiry from the Interim Chair, clarification was given that the proposal related to 'material' stock and not 'housing' stock.</p> <p><u>RESOLVED:</u> the Board approved the write-off of legacy surplus 'material' stock up to a maximum cost of £137,522.45, using the undernoted disposal methods (in order of preference).</p> <ul style="list-style-type: none"> a) Disposal via auction (utilising CPD auctioneering contracts); b) Where not sold at auction, offer to Social enterprises (protocols and agreements to be put in place to ensure that there is no potential perception of abuse of gifting-legal advice obtained); c) Anything left to be scrapped (not fit for purpose). | DAM |
| | <p><u>INFORMATION PAPERS</u></p> | |
| 20. | <p><u>Update on Compliance, Health and Safety</u></p> <p>The Director of Asset Management spoke to the monthly update, notifying the Board on health and safety compliance. An assurance was also given that outstanding issues identified within the paper were being addressed and mitigated against by the Compliance, Health and Safety Unit.</p> <p><u>RESOLVED:</u> the Board welcomed and noted the monthly update on compliance, health and safety.</p> | DAM |

DATE OF NEXT MEETING

The Interim Chair confirmed the date of next Board Meeting as **Wednesday 28 November 2018**. He also alerted Members that, should a Board Meeting in December be deemed necessary, the date was likely to be Wednesday 19 December 2018 or, alternatively, consideration could also be given to bringing the January Board Meeting forward to reduce the timeframe.

There being no further business the meeting concluded at 12.05pm.

INTERIM CHAIR