

MINUTES OF THE 690TH MEETING OF THE NORTHERN IRELAND HOUSING EXECUTIVE HELD ON WEDNESDAY 27 FEBRUARY 2019 COMMENCING 10.10AM IN THE BOARDROOM, 2 ADELAIDE STREET, BELFAST BT2 8PB (PRIVATE MEETING HELD AT 9.30AM)

Professor Roberts welcomed everyone and requested that all present to switch their mobile devices to silent.

	<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 Councillor C Elattar Board Member</p>
	<p><u>IN ATTENDANCE</u></p> <p>Mr C Bailie Chief Executive Mr P Isherwood Director of Asset Management Mrs C McFarland Director of Finance, Audit & Assurance Mr C McQuillan Director of Housing Services MS S McCauley Director of Regional Services Mr J Blease Head of Communications & Secretariat Mr J Sterling Head of DLO - for item 6 only Mr K Megaw Acting Assistant Director (Finance) - for item 10 only Ms J Jennings Financial Planning Officer - for item 10 only Mrs K Smyth Secretariat Manager Mr C Collins Boardroom Apprentice</p>
	<p><u>APOLOGIES</u></p> <p>Councillor P Brett Board Member</p>
	<p>The Interim Chair welcomed everyone to the meeting and noted the above apology. He conveyed his appreciation to Board Members and Senior Management for meeting with the Housing Executive Award Winners immediately prior to commencement of the meeting. He was particularly pleased to have attended the CIH Event held on 22 February 2019 and to further recognise the achievements of all concerned.</p> <ul style="list-style-type: none"> • Best Housing Story (Social Housing Enterprise Award) - Paul Carland, Connor Smith, Maneka Tohani • Working in Partnership (Assisted Living Technology Pilot) - Katherine Trainor, Kevin Hipsley (Hive Studios) • Young Professional of the Year - John Lewis • Excellence in Housing Innovation (Dementia Pilot) - Paula Keenan

		<u>Action</u>
1.	<p><u>DECLARATIONS OF INTERESTS</u></p> <p>None.</p>	
2.	<p><u>Housing Council Business - Monthly Update</u></p> <p>Councillor Legge and Alderman Keery updated the Board on Housing Council commitments from the previous meeting.</p> <p>Attention was drawn to an impressive visit to Cloughmills Community Organisation which Members had found particularly inspiring. Both Members commented on the enthusiasm among the team and appreciation was conveyed to all involved in the visit. A visit to Belfast City Hall had been held and preparations for a visit to Newcastle were also underway.</p> <p>There were a number of presentations and it was noted that the detail could be picked up within the Housing Council minutes, which were also circulated to all Board Members for information.</p> <p><u>NOTED.</u></p>	
3.	<p><u>Economic Appraisal for Ross Street, Lower Falls, Belfast</u></p> <p>The Director of Asset Management spoke to the paper seeking approval for the Economic Appraisal for two blocks of flats and townhouses at Ross Street, Lower Falls, West Belfast. The Ross Street properties represent one of the catalyst projects identified for the Building Successful Communities (BSC) housing-led regeneration initiative in Lower Falls. The appraisal recommends demolition and re-provision of new social housing as the option that best aligns with the BSC initiative and local action plan.</p> <p>It was also noted that the Economic Appraisal also required Department for Communities' approval in accordance with the Dossier of Controls.</p> <p>The Interim Vice Chair explained he did not have a problem approving the proposal in principle, however, felt it needed to be contextualised. Discussion ensued regarding a desirable tenure mix, anti-social behaviour, maintenance costs, the Maureen Sheehan Centre, community consultation, phasing and added transformation value, particularly in terms of building successful communities. In response to an enquiry the Director of Asset Management clarified that Landlord would not be paying for the demolition costs.</p> <p>The Interim Chair welcomed that the proposal which he felt was more inspired than the original scheme, however, asked that it be</p>	

	<p>revisited with a more ambitious ‘regeneration / secure’ design solution for the area, which would also be acceptable to the local community.</p> <p>Officers undertook to liaise with the Department for Communities and Turleys to explore a different regeneration/design solution.</p> <p>RESOLVED: the Board welcomed the progressive approach, however, deferred the paper asking that the regeneration / secure design solution be explored further.</p>	<p>CX / DAM / DHS</p> <p>SEC</p>
4.	<p><u>Amendment to Standing Orders and Scheme of Delegation - Settlement Approval and Public Liability Delegated Authority</u></p> <p>The Chief Executive spoke briefly to the paper seeking an amendment to Appendix 3 and 4 of the Housing Executive’s Standing Orders and Board Scheme of Delegations (as outlined in Section 3.1 and 3.2 overleaf) to align with the modified delegation arrangement with the Department for Communities.</p> <p>There were no questions arising.</p> <p>RESOLVED: the Board approved the proposed amendments to Appendix 3 and Appendix 4 of the Housing Executive Standing Orders and Board Scheme of Delegations.</p>	<p>SEC / HoLS</p>
<p><u>INFORMATION PAPERS</u></p> <p>With the exception of items 19 and 20, all other information items were noted enbloc by the Board, as there were no questions arising from Members.</p>		
5.	<p><u>Overview of the Stock Transfer Project</u></p> <p>The information paper provided the Board with an overview of the Stock Transfer project and information on the costs incurred with its implementation.</p> <p>Mr Wilson queried the costs as outlined in Section 6.1, and this observation was noted for recording in the minute.</p> <p><u>PAPER NOTED.</u></p>	<p>DAM</p>
6.	<p><u>Compliance, Health and Safety Assurance Report</u></p> <p>The monthly information paper provided the Board with an update on compliance, health and safety and also an assurance that any outstanding issues identified within the paper were being addressed by the Compliance, Health and Safety Department.</p>	

	<u>PAPER NOTED.</u>	DAM
7.	<p><u>Core Landlord Activities Benchmarking 2017/18</u></p> <p>The information paper advised the Board of the results of the Annual Benchmarking of core Landlord activities. Landlord Housing Services carry out an annual benchmarking exercise of its costs and performance across a range of core housing activities. These are compared against United Kingdom (UK) social housing organisations with a view to driving improvements. The exercise is facilitated by Housemark.</p> <p>The Director of Housing Services was particularly pleased to highlight this item as good news story.</p> <p><u>PAPER NOTED.</u></p>	DHS
8.	<p><u>Department for Communities - Final NIHE Inspection Reports - Fire Safety in Low Rise and High Rise Properties</u></p> <p>The information paper enclosed two final inspection reports received from the Department for Communities related to (1) Fire Safety in Low Rise Housing Executive Properties and (2) Fire Safety in High Rise Housing Executive Properties.</p> <p><u>PAPER NOTED.</u></p>	
<u>ANY OTHER BUSINESS</u>		
9.	<p><u>Any Other Business</u></p> <p>There was no other business raised.</p>	
<u>DATE OF NEXT MEETING</u>		
<p>The 691st Board Meeting of the Northern Ireland Housing Executive will be held on Wednesday 27 March 2019 in the Armagh City Hotel at 9.30am immediately following the Board Away Day (<i>Private Meeting commencing 9am</i>).</p>		

There being no further business the meeting concluded at 12.45pm.

INTERIM CHAIR