

Housing Executive

Minutes of the 697th Meeting of the Northern Ireland Housing Executive held on
Wednesday 30 October 2019

Commencing at 10am in The Silverbirch Hotel, Omagh

(Private Meeting held at 9.30am)

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

	<p>Present</p> <p>Professor P Roberts Chair</p> <p>Mr J McMullan Vice Chair</p> <p>Mr K Millar Board Member</p> <p>Mr D Wilson Board Member</p> <p>Mr J McCall Board Member</p> <p>Mr C Welch Board Member</p>
	<p>In Attendance</p> <p>Mr C Bailie Chief Executive</p> <p>Mr P Isherwood Director of Asset Management</p> <p>Mrs C McFarland Director of Finance, Audit & Assurance</p> <p>Mr C McQuillan Director of Housing Services</p> <p>MS S McCauley Director of Regional Services</p> <p>Mr D Moore Director of Corporate Services</p> <p>Mrs M Canning Head of Communications (Acting)</p> <p>Mr A Mawhinney SP Financial Development Manager <i>(for item 18 only)</i></p> <p>Mrs K Smyth Secretariat Manager</p> <p>Ms M McLaughlin Senior Admin Officer</p> <p>Ms C Loughran Boardroom Apprentice</p>
	<p>Apologies</p> <p>None.</p>

	The Chair welcomed everyone to the meeting and noted that no apologies had been received.	
		<u>Action</u>
1.	Declarations of Interests Noted.	
2.	Draft Minutes - the 696th Meeting of the Housing Executive Board held on Wednesday 25 September 2019 A revised set of Draft Minutes had been uploaded in advance of the meeting. RESOLVED: on the proposal of Mr Wilson, seconded by Mr McCall, that the above Minutes be approved and signed as a correct record by the Chair.	CHAIR
Housing Council Business		
3.	<u>Standing Item - Housing Council (Monthly Update)</u> The Chief Executive provided a brief synopsis of the business/presentations at the recent Housing Council Meeting which had included:- <ul style="list-style-type: none"> • Presentation - Community Cohesion Strategy (<i>attendance by NIHE</i>); • Presentation - SHRP (<i>attendance by DfC</i>); • SHDP Progress Report on Starts / Completions; • Housing Schemes started in September 2019; • NIHE Board Bulletin; • DfC Top Housing Issues. <p>The Chief Executive also suggested it might be beneficial for the Housing Council to be offered further opportunities to learn more about the depth and breadth of Housing Executive work.</p> <p>Pending the outcome from the Public Appointments process, the two way communication channel between the Board and the Housing Council via the Chief Executive was welcomed. Minutes of monthly Housing Council Meetings were also circulated to Board Members for their information.</p> Noted.	

Papers for Approval

4.	<p>Paper - Customer Support & Tenancy Sustainment Strategy 2019 - 2022</p> <p>The Director of Housing Services spoke to the paper providing a draft of the Customer Support & Tenancy Sustainment Strategy 2019-22 and associated Action Plan. Mr McQuillan highlighted that, subject to Board approval, the proposals would be the subject of a focussed external consultation and that should any significant suggestions for change arise, these would be brought back to the Board for consideration.</p> <p>The Chair referred to the discussions held at the Board Away Day related to the changes / impact from Welfare Reform and enquired if the Strategy and Action Plan were sufficient, or if we might need to revisit this and increase the support given at a later date. The Director of Housing Service elaborated on the role of the Finance Inclusion Officer, the volume of administrative activities associated with income collection and other tenancy sustainment issues. He remarked that the big cost for the Housing Executive was primarily frontline staffing costs.</p> <p>Mr McMullan remarked that this paper was a positive read and commended officers accordingly, feeling that it fully reflected an organisation which was more than just a Landlord. He referred to the importance of networks in dealing with financial change and resilience, and suggested that this be explored further, particularly as there may be other underactive networks out there and there was potential for capitalising and co-ordinating it. In addition, he highlighted that the Department had a significant budget dedicated to supporting financial resilience.</p> <p>Mr McCall observed that when you look at the termination numbers, it would be useful to demonstrate, and monetise, the benefits from an Executive viewpoint, particularly around sustaining, maintaining and transforming communities and united initiatives, using the networks referred to. He added it would be useful to see some kind of barometer of that and the outcome.</p> <p>The Director also drew attention to the success of 1,000 relets with no lost income due to voids.</p> <p>Noted: as requested by the Chair, a Progress Report on the Customer Support and Tenancy Sustainment Strategy be brought back in three months' time, when it was felt we would know the full financial position and be able to further evaluate whether we have resources that we could add to the existing allocation.</p>	<p>DHS</p> <p>DHS</p> <p>DHS</p>
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	<p>Resolved: the Board approved the recommendation in the paper, namely, approval of the Draft Customer Support & Tenancy Sustainment Strategy 2019/2022, so as to proceed with consultation with relevant bodies and the associated budgetary expenditure as outlined in Section 7.0 of the paper (page 216).</p>	DHS
	<p>Information Papers</p>	
5.	<p>Paper - Demolitions</p> <p>The Director of Asset Management spoke briefly to the paper, advising the Board on the decision-making process associated with Demolitions and outlining details of currently approved and planned demolitions. At the August Board Meeting, Members had requested a further information paper at a later date.</p> <p>The Housing Executive has a number of powers related to demolition activity, including those related to action on private housing (i.e. redevelopment / urban renewal areas and Article 63 notices). This paper only addressed the process and programme in respect to stock owned by the Housing Executive.</p> <p>There were no questions arising.</p> <p><u>PAPER NOTED.</u></p>	DAM
6.	<p>Paper - Compliance, Health & Safety Assurance Monthly Report</p> <p>The Director of Asset Management spoke to his monthly update paper, its purpose being to provide the Board with an assurance that outstanding issues identified within the paper were being addressed by the Compliance, Health & Safety Department, in conjunction with the relevant departments.</p> <p>There were no questions arising.</p> <p><u>PAPER NOTED.</u></p>	DAM

7.	<p>Paper - 2018 Continuous Tenant Omnibus Survey</p> <p>The Director of Housing Services spoke briefly to the paper, its purpose being to advise the Board of the findings of the 2018 Continuous Omnibus Survey which provides an insight into our customer's circumstances, profiles and opinions of our service. The annual exercise provides the Housing Executive with an in-depth understanding of and views of our tenants, allowing us to tailor our services and shape future strategies.</p> <p>Members welcomed the comprehensive paper and the Chair briefly commented on the sharing of evidence at the recent Insight Exchange event which would also assist with future service planning and delivery.</p> <p>There were no questions arising.</p> <p><u>PAPER NOTED.</u></p>	DHS
8.	<p>Paper - DfC Housing Regulation Branch Reports: (i) Inspection of Welfare Reform, the Implementation of Social Sector Size Criteria; and (ii) Inspection of NIHE's Community Involvement Strategy 2018-2023</p> <p>The DfC Inspection Team is part of the DfC Housing Regeneration Branch and was situated within the Department's Local Government and Housing Regulation Directorate. The objective of the Inspection Programme was to provide the Departmental Accounting Officer with an assurance on Landlord activities within the Housing Executive. The paper enclosed the above two final inspection reports received from DfC, encompassing any recommendations and management responses. The overall opinion for both inspections was satisfactory.</p> <p>There were no questions arising.</p> <p><u>PAPER NOTED.</u></p>	
<u>ANY OTHER BUSINESS</u>		
9.	<p><u>Any Other Business</u></p> <p>A late paper had been considered earlier in the meeting (<i>item 32 refers</i>).</p> <p>There was no other business raised.</p> <p><u>NOTED.</u></p>	

DATE OF NEXT MEETING

The 698th Board Meeting of the Northern Ireland Housing Executive was scheduled to take place on **Wednesday 27 November 2019 at 10am** in the Boardroom, The Housing Centre, 2 Adelaide Street, Belfast (Private Meeting commencing 9.30am).

There being no further business the Chair thanked everyone for their attendance and the meeting concluded at 1.10pm.

CHAIR