

Board Bulletin

The Board Bulletin is a summary of the business of the Housing Executive Board which meets once per month. The minutes of each Board meeting are available on the Housing Executive website once they have been agreed by the Board.

Further information on any matters in this document can be obtained from:

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The last meeting of the Housing Executive Board was on Wednesday 26th February 2014.

1) DLO Performance & Development Committee

The Board approved the terms of reference for the Direct Labour Organisation (DLO) Performance & Development Committee which will have responsibility for providing assurance to the Board on the effectiveness of management, performance, governance and compliance control in the DLO organisation.

This is in light of DLO's turnover increasing from approximately £7m to £19m and the number of staff increasing from 185 to 415.

2) Board Visit to Belfast Region

The Board noted the programme for the upcoming Board visit to Belfast Region where the focus will be on homeless services and will include visits to The Welcome Centre and Stella Maris.

3) Management Statement/Financial Memorandum

The Board noted the new Management Statement/Financial Memorandum between DSD and the Housing Executive – this is a key governance document which describes and defines the relationship between a sponsoring Department and its Non-Departmental Public Bodies

4) Performance for Landlord Services

The Board discussed the performance of Landlord Services. Issues with the procurement of planned maintenance contracts have affected a number of KPIs as no ECM, kitchen or double glazing schemes have commenced during the current financial year. These issues also affect the thermal efficiency KPI.

In addition, changes in response maintenance contracts have impacted on relet times; year to date performance is below target at 84% (28 days). The monthly average for relet times in January 2014 was 32 days.

Targets for lift adaptations, shower adaptations, actionable voids, reducing arrears, management of rental income and prompt payment of invoices have either been met, exceeded or have improved.

5) Heating Contracts Renewal

The Board approved extending the current heating contracts, which were awarded in June 2012, for twelve months.

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6) Doury Road Update

The Board received an update on developments in respect of the Doury Road Estate in Ballymena. In August 2013, the Board approved the demolition of 40 properties after an Economic Appraisal. DSD has included Doury Road in the Housing Led Regeneration project.

7) Final Account – MEI at Woodland Crescent, Newtownabbey

The Board noted that the MEI at Woodland Crescent had a final account which was £289,243 less than the original approved contract sum.

8) Housing Management Overview

The Board noted the main trends and issues in Housing Management core business. The paper sets out landlord performance in four key areas: income collection, voids and relets, community safety & ASB and customer contact on the housing service.

9) Quarterly Analysis of Income Collection and Rent Arrears

The Board noted the quarterly analysis of income collection as at 5th January 2014.

10) Funding for Supporting Communities NI

The Board approved the funding of SCNI up to the sum of £310,630 for the period 1st April 2014 until 30th September 2014. SCNI provide community development and support activities to over 400 community groups throughout Northern Ireland. At this stage the Housing Executive is their sole funder.

11) ‘Safer Together’ – NIHE Community Safety Strategy 2014-17

The Housing Executive launched its Community Safety and Community Relations Strategy in 2000 and the work of the organisation has made a significant contribution to delivering social change in disadvantaged areas in Northern Ireland. The Board approved the Community Safety Strategy 2014-17.

12) Fundamental Review of Social Housing Allocations Policy

The Board approved the proposed response to the ‘Research to Inform the Fundamental Review of Social Housing Allocations Policy.’

13) Supporting People Service Development - Peter's Hill, Belfast

The Board approved to fund the development of a new supported housing scheme at Peter's Hill, Belfast to be delivered by Inspire at an annual recurrent cost of £196,130.

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14) Choice Based Lettings Pilot Scheme Additional Locations

The Board approved the inclusion of additional locations in the Choice Based Lettings Pilot Scheme. This will increase the options available in terms of expanding the scope of the pilot, improving the overall outcomes and lessons learned.