

**MINUTES OF THE 669<sup>TH</sup> MEETING OF THE NORTHERN IRELAND HOUSING EXECUTIVE HELD ON WEDNESDAY 29 MARCH 2017 AT 10 AM IN THE BOARDROOM, THE HOUSING CENTRE, 2 ADELAIDE STREET, BELFAST**

The Interim Chair requested all present to switch their mobile devices to silent.

1.	<p><b>PRESENT</b></p> <p>Professor P Roberts                      Interim Chair          Mr G Lomax                                      Interim Vice-Chair          Councillor C Elattar          Alderman B Keery          Councillor H Legge          Councillor P Brett          Mr K Millar          Mr J McCall          Mr D Wilson</p>
2.	<p><b>IN ATTENDANCE</b></p> <p>Mr C Bailie                                      Chief Executive          Mr T McCartney                              Director of Corporate Services          Mrs C McFarland                              Director of Finance          Mr G Flynn                                      Director of Housing Services          Miss S McCauley                              Director of Regional Services          Mr P Isherwood                              Director of Asset Management          Mr J Blease                                      Head of Communications &amp; Secretariat          Mr C McQuillan                              Assistant Director (Housing)          Ms A Sweeney                                  Assistant Director (Strategic Partnerships)          Mrs K Smyth                                      Secretariat Manager</p>
3.	<p><b>APOLOGIES</b></p> <p>None.</p>
4.	<p><b>DECLARATION OF INTERESTS</b></p> <ul style="list-style-type: none"> <li>• Chief Executive - Agenda item 8.10 (<i>Review of Chief Executive's Pay Provisions</i>)</li> <li>• Director of Regional Services - Agenda item 8.3 (<i>Housing Executive's response to DfC's Consultation on 'Private Rented Sector in Northern Ireland'</i>)</li> </ul>

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5.	<b>MINUTES / MATTERS ARISING / MATTERS BROUGHT FORWARD</b>	
5.1	<p><b>Minutes of the 668<sup>th</sup> Board Meeting held on Wednesday 22 February 2017 - Paper No 669/3(1)</b></p> <p><b>RESOLVED</b> - on the proposal of Alderman Keery, seconded by Mr Lomax, that the Minutes be approved and signed as an accurate record by the Interim Chair.</p> <p><b>NOTED:</b> Mr Wilson requested the discussion content be expanded, particularly in regard to items with identified actions.</p>	<p>INTERIM CHAIR</p> <p>SEC.</p>
6.	<b>INTERIM CHAIR'S BUSINESS</b>	
	The Interim Chair briefed the Board on the following matters.	
a.	<p><b>Rents Freeze &amp; Corporate Tax</b></p> <p>Concerns raised by Members and Officers in relation to the rent freeze and also longer term funding issues (Saville etc) had been conveyed, by the Interim Chair, to the Permanent Secretary, Leo O'Reilly, at a recent meeting. The potential and desire to undertake development of new social housing by the Housing Executive was also reported. In England a discussion is currently taking place between central government and Housing Associations whereby social Landlords may be permitted to increase rents as long as they undertake to carry out developments.</p> <p>Mr O'Reilly had noted these points and the Interim Chair assured the Board of Mr O'Reilly's endeavours to assist the Housing Executive in continuing to conduct business during the current political impasse.</p>	
b.	<p><b>Committee Membership Changes</b></p> <p>Referring to operational arrangements for the two Board Committees, the Interim Chair expressed his appreciation to Mr Lomax and Mr Millar for facilitating alternate responsibilities as a result of the recent Interim Vice-Chair appointment.</p>	

		Action
c.	<p><b>Competition for Chair and Vice-Chair Appointments</b> The Interim Chair highlighted his email to all Board Members drawing attention to the competition for the roles of Chair and Vice-Chair to the Board of the Northern Ireland Housing Executive, closing date being 12.00 noon on Wednesday 19 April 2017.</p>	
d.	<p><b>Social Enterprise Conference - Wednesday 28 March 2017</b> On behalf of the Board, the Interim Chair recognised the Housing Executive's Social Enterprise Team. He conveyed appreciation to all officers highlighting the tremendous success of their first Conference and also highlighted the support received from attendees for the Housing Executive and Board on the day.</p>	
e.	<p><b>Board Members - Annual Appraisals</b> The Interim Chair notified Board Members of the imminent annual appraisal exercise and confirmed his Personal Assistant would schedule calendar invitations.</p>	INTERIM CHAIR
7.	<b>HEALTH &amp; SAFETY</b>	
7.1	<p><b>Update on Health &amp; Safety Compliance - Paper No 669/7(1)</b>  The Director of Asset Management spoke to the paper highlighting action taken by the Housing Executive to ensure compliance with its statutory obligations.</p> <p><b><u>RESOLVED:</u> the Board noted the update on Health and Safety Compliance and welcomes progress in this area.</b></p>	
8.	<b>PAPERS FOR APPROVAL</b>	
8.1	<p><b>Housing Executive's Response to DfC's Proposals for Private Rented Sector - Report + 669/8(3)</b>  The Director of Regional Services declared an interest as a private landlord. It was determined that she could report on her teams completed response.</p> <p>The Director of Regional Services spoke to the report outlining key points within the proposed response associated with the areas of supply, affordability, tenure security/ management and dispute resolution.</p>	

		<b>Action</b>
	<p>The response highlighted that the Housing Executive believed that a regulated Private Rented Sector (PRS) could provide high quality, safe, secure and affordable homes to households, which enhanced the health, wellbeing and quality of life for tenants. In addition, officers believed the PRS makes a valuable contribution to the housing market and provided much required housing for those in need. Overall, corporate support for a regulatory environment to better assist both landlords and tenants was welcomed.</p> <p>In response to enquiries from the Interim Vice-Chair, the Director confirmed -</p> <ul style="list-style-type: none"> <li>• tenancy deposits and registration schemes were supervised by the Department for Communities;</li> <li>• licensing would be resource intensive and would require supervision built into the recommendation;</li> </ul> <p>The Interim Vice-Chair highlighted that we should not be recommending a higher safety regulation in the corporate response to what is currently provided to Housing Executive tenants.</p> <p>Mr Wilson referred to the increased financial pressures, including incoming tax changes and the type of funding products in use, faced by Landlords and the lack of a sustainable alternative vehicle, other than the sale of the property. He suggested these issues also be flagged together with the lack of investment, ineligibility for tax relief, access difficulties and added that the most vulnerable could exit the sector if extra regulations were enforced.</p> <p>The Interim Vice-Chair endorsed these comments remarking that the various tax changes probably do mean people will not enter the system as quickly as they did and would be tempted to leave it.</p>	<p>DRS / DAM</p> <p>DRS</p> <p>DRS</p>
	<p><b><u>RESOLVED:</u> the Board approved the draft Housing Executive response to DfC’s consultation exercise on “Private Rented Sector in Northern Ireland - Proposals for Change” subject to inclusion of the additional points outlined above.</b></p>	

		Action
8.2	<p><b>1-3 Colin Centre, Poleglass - Paper No 669/8(4)</b></p> <p>The Director of Housing Services spoke to the paper highlighting salient points supporting the removal of the asset and confirmed it had been earmarked for building of social housing with the retail units relocated.</p> <p><b>NOTED:</b> the Director of Housing Services and Director of Regional Services undertook to advise Councillor Brett if the project was included within the 3 year building programme.</p> <p><b>RESOLVED:</b> the Board approved the recommendation to use the site at 1-3 Colin Centre, previously occupied by commercial units which were demolished after a fire, for a social housing development.</p>	DHS / DRS
8.3	<p><b>Draft Programme for Board Away Day - Tuesday 30 May 2017 - Paper No OS669/8(11)</b></p> <p>An amended Programme was tabled with a further update from the Interim Chair as follows:</p> <ul style="list-style-type: none"> <li>• venue quotations were still being assessed;</li> <li>• a response from the external Community Planning Speaker was outstanding, however, an alternative had been identified in the event of unavailability;</li> <li>• Community Planning Officers from each of the respective Councils would accompany their Elected Representative and participate in the afternoon session (<i>also invited to join the Board for lunch and/or dinner</i>);</li> <li>• the Secretariat Manager would collaborate with Community Planning representatives in advance to roll out a co-ordinated programme;</li> <li>• the Permanent Secretary, Mr Leo O'Reilly, was keen to engage with the Board and planned to attend in the evening to convey a pre-dinner speech.</li> </ul>	

		<b>Action</b>
	<p>Elected Representatives conveyed appreciation from their respective Councils welcoming the opportunity to engage with statutory partners on Community Planning.</p> <p><b>RESOLVED:</b> the draft Programme for the Board Away Day on Tuesday 30 May 2017 be approved, the venue to be confirmed in due course.</p>	
<b>PAPERS FOR INFORMATION</b>		
9.	<b>The Board resolved to note information papers 9.1 to 9.8 (undernoted) en bloc.</b>	
9.1	<b>Membership Update - Committee Terms of Reference (1) Audit and Risk Assurance Committee; (2) DLO Performance and Development Committee - Report &amp; Paper No 669/9(3)</b>	
9.2	<b>Regional Services Business Monitor up to February 2017 - Report &amp; Paper No 669/9(4)</b>	
<b>ANY OTHER BUSINESS</b>		
10.1	<p><b>Internal Board Self-Assessment Questionnaires</b></p> <p>Members were reminded to return completed questionnaires, the deadline for submission being 29 March 2017.</p>	
10.2	<p><b>June Meetings - Board &amp; Audit and Risk Assurance Committee (ARAC)</b></p> <p>As a result of the challenging timescale for completing and signing off the Annual Accounts by both ARAC and the Board, and the Annual Chartered Institute of Housing Conference in Manchester which the Interim Chair was participating in, it was</p> <p><b>AGREED: that -</b></p> <ul style="list-style-type: none"> <li>• <b>the June Audit and Risk Assurance Committee Meeting be held on Monday 26 June 2017 at 10.30am;</b></li> <li>• <b>the June Board Meeting be held on Friday 30 June 2017 at 10.30am.</b></li> </ul>	<p>SEC</p> <p>SEC</p>
		<b>Action</b>
10.3	<p><b>Retirement of Director of Housing Services</b></p> <p>The Interim Chair, on behalf of Members and the Senior Management Team, presented Gerry Flynn with a gift to mark</p>	

	his retirement from the Housing Executive. He conveyed appreciation to Gerry for his dedication, commitment and valuable contribution to the organisation over the past 37 years and wished him a long and happy retirement.	
11.	<b>DATE AND VENUE OF THE NEXT BOARD MEETING</b>  The next meeting of the Board will be held on Wednesday 26 April 2017 at 10 am in the Boardroom, The Housing Centre, 2 Adelaide Street, Belfast.	

There being no further business the meeting concluded at 12.35pm

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**INTERIM CHAIRMAN**