

MINUTES OF THE 659TH MEETING OF THE NORTHERN IRELAND HOUSING EXECUTIVE HELD ON WEDNESDAY, 27TH APRIL 2016 AT 10.00 AM IN THE LOUGHSHORE HOTEL, 75 BELFAST ROAD, CARRICKFERGUS

The Chairman asked Members to switch off their mobile phones or as a minimum, switch them to silent.

1. PRESENT

Mr D Hoodless

Professor P Robert

Mr P Brett Joined the Meeting at 10.05 am

Mrs C Elattar

Mr B Keery

Mrs H Legge

Mr G Lomax

Mr J McCall

Mr K Millar

Mr D Wilson

2. IN ATTENDANCE

Mr C Bailie Chief Executive

Mr T McCartney Director of Corporate Services

Mrs H Carty Director of Finance (Acting)

Miss S McCauley Director of Regional Services

Mr G Flynn Director of Landlord Services

Mr P Isherwood Director of Asset Management

Mr J Blease Head of Corporate Communications

Miss A Neill Company Secretary

Ms C McFarlan Incoming Director of Finance

Mrs J Boyd Board Secretary

Miss M McLaughlin Senior Admin. Officer

3. APOLOGY

There are no apologies.

4. DECLARATION OF INTERESTS

The Chairman asked if any Member had an interest to declare in relation to any item on the Agenda. No interests were declared.

5. MINUTES AND ACTION NOTE/MATTERS ARISING**l) Minutes of the 658th Board Meeting held on Wednesday, 23rd March 2015 – Paper No 659/3(1)**

It was proposed by Mr Lomax, seconded by Professor Roberts and Resolved – That the Minutes of the 658th Meeting held on Wednesday, 23rd February 2016 be approved and signed by the Chairman.

CH**6. MISCELLANEOUS MATTERS****i) Presentations**

- Landlord Services Business Performance Monitor as at 31st March 2016 – Report + OS659/7(1) – Gerry Flynn, Director of Landlord Services

7. CHAIRMAN'S BUSINESS**7.1 Chairman's Report**

There was no official Chairman's Report.

7.2 Board Visit to South Region 11 May 2016 – Paper No 659/4(2)

Mrs Elattar referred to correspondence she had received from a Community Group in the Craigavon area and stated that this would be an opportunity for the Board to meet the Group. Mrs Elattar undertook to circulate the letter to Members.

The Chairman asked the Director of Landlord Services to liaise with Mrs Elattar and draft a reply.

DLS

The programme for the Board Visit to South Region being held on Wednesday, 11th May 2016 was approved.

8. CHIEF EXECUTIVE**8.1 2016-2017 Business Plan – Report + Paper No 659/5(4)**

Decision taken: The Board approved, in principle, the 2016/17 Business Plan and the associated reporting arrangements.

9. FOR APPROVAL**9.1 Routine Business under Board Scheme of Delegations – Scheme Design Approval – Environmental Improvements at Ardcarne Park, Newry 16.36.0215 – Paper No 659/8(3a)**

The Board discussed the proposed scheme and the impact of the environmental improvements for both Housing Executive tenants and owner occupiers.

The Board noted that this scheme is part of the interim investment programme and was originally planned 7-8 years ago.

Mr Lomax enquired if the work to owner occupied homes would set a precedent and requested that legal clarification is sought. The Director of Asset Management undertook to liaise with the Head of Legal Services and report back to the Board.

DAM

Mr Wilson requested that future papers include reference to the budget line.

DAM

The Vice Chair commented that he would like to visit this scheme. The Vice Chair also commented on the positive impact of the environmental improvements for tenants and the community. He requested that future papers include a reference to policy on the front page.

DAM

The Meetings Secretary undertook to amend the Board paper template.

MS

Referring to the impact of the scheme on the Ardcarne Estate, the Director of Asset Management advised that the £1m investment will contribute to the future sustainability of the estate.

Decision taken: The Board approved the proposed Environmental Works at Ardcarne Park, Newry and the demolition of 97 Ardcarne Park, Newry at a cost of £1,171,148 (plus VAT and professional fees).

10. FOR INFORMATION**10.1 Creggan (Rinmore) Stock Transfer Post Project Evaluation – Paper No 659/9(1)**

The Board noted the findings of the Post Project Evaluation (PPE) carried out by the Department for Social Development on the post-transfer implementation of the Creggan (Rinmore) Stock Transfer project.

10.2 Overview of DSD's New Tenant Participation Strategy for Northern Ireland 2015-2020 – Paper No 659/9(2)

The Board noted the contents of the Department for Social Development's Tenant Participation Strategy 2015-2020 and how it aligns to the Housing Executive's Community Involvement Strategy 2014-2017.

10.3 Social Housing Enterprise Strategy – the first six months – Report + Paper No 659/9(3)

The Director of Landlord Services commented on the range of applications received for Tranche 1 and advised that a review of the process is being completed in order to streamline the process for future tranches.

The Director of Landlord Services also commented on the need to ensure the sustainability of the Strategy.

The Chairman commented on the need to provide support to groups for developing business plans. The Vice Chair suggested that the Director of Landlord Services liaise with the economist to develop a process for measuring the effectiveness of the projects.

DLS

The Chairman commented on the need to progress the second tranche and requested that the Director of Landlord Services reconsiders the level of grant to be offered.

DLS

The paper was noted.

10.4 Community Safety Strategy Action Plan Update – Paper No 659/9(4)

The Board noted the update on progress with the Housing Executive's Community Safety Strategy and Action Plan.

10.5 Routine Business under Board Scheme of Delegations**a) Financial Reconciliation – Roden Street Phase 2 & 3 –****26.10.149 – Paper No 659/9(5a)**

The Board noted that this and the following paper 659/9(5b) are Final Account Reports for historical planned maintenance accounts.

The Director of Asset Management advised that the number of outstanding accounts has decreased significantly over the last year. The Director of Asset Management advised that this work

should be concluded by the end of June when a further schedule will be submitted to Board.

DAM

The Board noted the Final Account for the newbuild scheme at Roden Street – 26.10.149 at a cost of £1,543,071.86, which is 38.85% over the original approved contract sum.

**b) Financial Reconciliation – RDA 18 Cromac Phase 3 –
26.10.049 – Paper No 659/9(5b)**

The Board noted the Final Account for the newbuild scheme at RDA 18 Cromac Phase 3 at a cost of £1,625,088.83, which is 22.81% over the original approved contract sum.

11. ANY OTHER BUSINESS

There was no other business.

12. DATE AND VENUE OF THE NEXT BOARD MEETING

The next meeting of the Board will be held on **Wednesday, 25th May 2016 at 10.00 am** in the Boardroom, 2 Adelaide Street, Belfast.

The meeting ended at 12.05 pm

CHAIRMAN