



Minutes of the 471st Meeting
of the Northern Ireland Housing Council
Conference Call via Webex
Thursday, 13th August 2020 at 10.30 am

The Officers joined the Meeting at 10.50 am

Present:

Ald Tommy Nicholl	Mid & East Antrim Borough (Chair)
Cllr Anne Marie Fitzgerald	Fermanagh & Omagh District (Vice Chair)
Cllr Mark Cooper	Antrim & Newtownabbey Borough
Cllr Nick Mathison	Ards & North Down Borough
Ald Jim Speers	Armagh City, Banbridge & Craigavon Borough
Ald John Finlay	Causeway Coast & Glens Borough
Ald Allan Bresland	Derry City & Strabane District
Cllr Catherine Elattar	Mid Ulster Borough
Cllr Michael Ruane	Newry, Mourne & Down District
Ald Amanda Grehan	Lisburn & Castlereagh City

In Attendance:

Clark Bailie	Chief Executive (NIHE)
David Polley	Housing Division (DfC)
Judith Woodburn	Housing Division (DfC)
Elma Newberry	Assistant Director (NIHE)
Karly Greene	Head of Research & Equality Services (NIHE)
John Gowdy	Business Manager (NIHE)
Kelly Cameron	Secretary (NIHE, Secretariat)

Apologies:

Cllr Michelle Kelly Belfast City

1.0	Declarations of Interest	
	None.	

3.0	<p>To adopt the Minutes of the 470th Housing Council Meeting held on Thursday 11th June 2020</p> <p>It was proposed by Councillor N Mathison, seconded by Alderman A Bresland and resolved, that the Minutes of the 470th Meeting of the Housing Council held on Thursday 11th June 2020 be approved and signed by the Chair.</p>	
4.0	<p>Matters Arising from the Minutes</p>	
4.1	<p><u>Item 4.2 – Adaptation Performance and OT waiting times and assessments</u></p> <p>It was reported that a joint presentation by representatives from the Department of Health & Social Services and the Housing Executive would be re-arranged for a future meeting to revisit and monitor the Adaptation Performance and OT waiting times and assessments.</p>	Secretary
4.2	<p><u>Item 9.0 – NI Water</u></p> <p>A presentation by representatives from NI Water to be re-arranged for a future meeting in relation to wastewater capacity issues.</p> <p>NOTED: Members were asked to submit a list of questions to the Secretary on the current waste water capacity issues within their areas, in order to be forwarded to Mr Des Brown from the Water Service in advance of the meeting.</p>	Secretary All Members
5.0	<p>The Housing Executive’s Board Bulletin Board Meeting – Wednesday, 24th June 2020</p> <p>Mr Bailie reported on the Housing Executive Board’s deliberations as follows:-</p>	
5.1	<p>Update on COVID-19</p> <p>Mr Bailie gave Members a brief update on the current situation within the Housing Executive and the impact of its services, due to COVID-19 operating as normal as possible.</p>	
5.2	<p>Corporate Risk Register (COVID-19)</p>	
5.3	<p>Finance Report as at 31 May 2020</p>	

<p>5.4</p> <p>5.5</p> <p>5.6</p> <p>5.7</p> <p>5.8</p> <p>5.9</p>	<p>NIHE Community Safety Strategy 2020-2023 and summary responses received from the public consultation exercise</p> <p>The Board had approved the updated Community Safety Strategy 2020-2023 'Working Together for Safer Communities' and associated Action Plan which had both been revised to take account of comments received as part of the 2019/20 public consultation.</p> <p>Mr Bailie offered Members a future presentation on this Strategy.</p> <p>Extension of Queens Quarter Housing Ltd (QQH) – Dispersed Intensively Managed Emergency Accommodation (DIME) and Housing Management facility (Contract Variation) including associated housing support requirements</p> <p>The Board had approved the paper (which is subject to funding). It was noted that there is currently insufficient funding for all the required homeless measures in phase 2 in the current £3.3million allocation. The extension of these activities will require confirmation of further funding from the Department for Communities (DfC).</p> <p>Wellington Street, Lurgan</p> <p>The Board approved to award a contract for multi elemental improvement works to 31 dwellings located at Wellington Street, Lurgan,</p> <p>CT071 – External Cyclical Maintenance Tender</p> <p>The Board approved the award of contract for External Cyclical Maintenance Works in Housing Executive properties to successful contractors, subject to government guidance and for period of 12 months subject to the guidance on COVID-19 at point of award.</p> <p>CT079 - Kitchen Replacement Tender</p> <p>The Board approved the award of contract for Kitchen Replacement Works in Housing Executive properties to successful contractors, subject to government guidance and for period of 12 months subject to the guidance on COVID-19 at point of award.</p> <p>CTU324 - Double Glazing Replacement Scheme - South Region</p> <p>The Board approved the award of contract for Replacement Double Glazing Windows in Housing Executive properties to successful contractors, subject to government guidance and for period of 12 months subject to the guidance on COVID-19 at point of award.</p>	<p>Secretary</p>
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<p>5.10</p> <p>5.11</p> <p>5.12</p> <p>5.13</p> <p>5.14</p> <p>5.15</p> <p>5.16</p>	<p>Office Cleaning Services and Washroom Services - Approval to award a contract to Aramark Ireland Holdings Ltd</p> <p>It was reported that the Board had approved the award of a contract to Aramark Ireland Holdings Ltd (Aramark) for Office Cleaning Services. This contract will also provide Washroom Services. The contract will be for the period September 2020 to March 2023 with an option to extend for up to 24 months.</p> <p>Supporting People Programme-Annual Report 2019-2020</p> <p>The Board had approved the 2019-2020 annual report for the Supporting People Programme. The Department for Communities Social Housing Policy and Oversight Division requires the Housing Executive to prepare and submit a detailed annual report by June of each year. This is in line with the Operational Level Agreement between the Department for Communities and the Housing Executive.</p> <p>Undeveloped Land Schedule 2019-20</p> <p>Approval had been given by the Board on the Undeveloped Land Schedule 2019/20 and the classification of sites to be transferred to Housing Associations, retained for future use, declared surplus to requirements for disposal and reclassified as existing open space.</p> <p>Other papers were noted by the Board, as follows:-</p> <p>Update on TIU Recommendation 3.4 (b) / DfC IM 12: Major Adaptations (MAPD)</p> <p>The Strategy for delivering fixed electrical inspection programme and the commencement of a procurement competition for electrical contractors to support DLO</p> <p>Update on provision of Personal Protective Equipment (PPE) Framework</p> <p>Supporting People Programme Update</p> <p>DfC Final Report – (1) Inspection of GDPR Arrangements (2) Inspection of Procurement Arrangements in Housing Services Division</p> <p>Other Matters Arising from the Board Bulletin</p>	
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6.0	<p>Housing Issues, Department for Communities</p> <p>Mr David Polley and Mrs Judith Woodburn gave Members an update on the Department for Communities Housing Issues:-</p> <ul style="list-style-type: none">• Social Newbuild starts• Co-ownership• Programme for Social Reform <p>Mr Cooper stated that the 'New Decade, New Approach' has to be formed by the Programme for Government, which unfortunately is not being progressed. In response Mrs Woodburn explained that the Department can seek Ministers approval to progress certain areas, but added that the investment requirement for the Housing Executive structure would require Reform with Executive agreement.</p> <ul style="list-style-type: none">• Fundamental Review of Social Housing Allocations Policy <p>In response to Mr Coopers question, Mrs Woodburn undertook to confirm the 20 proposals in response to the Fundamental Review of Social Housing Allocations Policy, if this will be put it out for Consultation.</p> <ul style="list-style-type: none">• Reclassification of Northern Ireland Social Housing Providers• Supporting People Delivery Strategy• Homelessness Strategy• St Patrick's Barracks, Ballymena <p>It was agreed that the above item should be removed from the list.</p> <ul style="list-style-type: none">• Regulation of the Private Rented Sector <p>In response to Mr Mathison's question, Mr Polley explained that due to the impact of the COVID emergency consideration is being given to extend the 'notice to quit' pilot period to 12 weeks and an announcement on the Ministers decision, will be made in the near future.</p> <p>Whilst Mr Mathison welcomed the protections that were provided were for people that are struggling financially, but subsequently in cases where there are severe anti-social behaviour he felt that there should be exceptions to this rule.</p> <p>Mr Polley undertook to provide Mr Mathison with the consultation document January 2017 titled 'Private Rented Sector in Northern Ireland Proposed for Change, for his information.</p>	<p>I</p> <p>J Woodburn</p> <p>Mr Polley</p>
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	<ul style="list-style-type: none"> • Increasing Housing Supply • Affordable Warmth Scheme <p>Mr Polley informed Members that the capital budget for the Scheme was confirmed at £12m. Councils have been informed that funding is available to allow 44 referrals per council per month from August has been secured. Mr Polley highlighted that some Councils are not engaging with the scheme, due to staffing issues in councils (e.g.furlough) and ongoing Covid concerns which poses a threat to full delivery of the Scheme.</p> <p>Several Members asked for clarification on their individual Councils status and Mr Polley undertook to give an update on each Council at next month's meeting.</p> <ul style="list-style-type: none"> • NIHE Rent Scheme • Welfare Reform Mitigation payments <p>It was agreed that the above item should be removed from the list.</p> <ul style="list-style-type: none"> • European Regional Development Fund (ERDF) Investment • Tackle the maintenance backlog for NI Housing Executive properties • Programme for Government (PfG) Outcomes Framework • Options to remove historical debt from the NIHE and exclude it from having to pay Corporation Tax • Long term rent trajectory • Affordability of social rents • Fresh Start Agreement <p>It was agreed that the above item should be removed from the list.</p>	<p>D Polley</p>
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<p>7.0</p>	<p>Presentation by John Goudy on the Housing Executive's Draft Older People's Housing Strategy 2020/21 – 2025/26</p> <p>Members received a presentation on the Housing Executive's draft Older People's Housing Strategy 2020/21-2025/26. (Copies of the Slide are appended to these Minutes – Appendix A).</p> <p>It was noted that the percentage of older people within Northern Ireland's population will perpetually increase over the next 25 years. Subsequently, there will be implications for the types of services that the Housing Executive will deliver alongside increasing social and healthcare pressures.</p>	
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	<p>This draft Older People’s Housing Strategy has been developed to ensure the evolution is response to the projected growth in the number of older people in Northern Ireland.</p> <p>The Housing Executive need to consider the dynamics of change in the population need and to promote active housing stock management. This approach would benefit older people and other members of the community through ensuring that people live in homes best suited to their needs.</p> <p>It is also important that they explore flexible housing solutions, which allow people to transition from one type of housing to another in later life, as their circumstances dictate. These solutions can range from being able to ‘age in place’ with the assistance of adaptations to the home and/or care support, to helping to downsize to other accommodation, including sheltered housing and extra-care housing. The collaboration of a number of service providers will be essential to create places where older people feel safe and connected to their community, helping to prevent loneliness and isolation.</p> <p>The draft Strategy is set out under the following four key themes:-</p> <ul style="list-style-type: none"> • Planning for the future • Promoting and Maintaining Dignity • Providing Housing Advice for Older People • Promoting Participation <p>Agreed - Members should forward any comments on the Consultation document to the Secretary, in order for a corporate response to be compiled.</p> <p>Noted: Closing date for response to this document is Friday, 25th September</p>	<p>All Members Secretary</p>
<p>8.0</p>	<p>Presentation on Irish Travellers Accommodation Strategy 2020-2025</p> <p>Elma Newbery and Karly Greene gave Members a joint presentation on the Irish Travellers Accommodation Strategy 2020-2025. (Copies of the slides are appended to these minutes – Appendix B).</p> <p>The Irish Traveller community is long established in Northern Ireland and its history and traditions stretch back many years.</p>	

	<p>However, Irish Travellers are also among the most disadvantaged and marginalised people living in Northern Ireland and can face multiple deprivations in relation to health and well-being, housing, education, racism, mortality and discrimination.</p> <p>The Housing Executive supports the right for everyone to have access to decent adequate housing. The Strategy sets out how we plan to provide Irish Travellers with access to good quality, culturally appropriate housing accommodation which fosters a sustainable, vibrant Traveller community and promotes inclusion, a sense of belonging and security.</p> <p>The Strategy proposes a number of key actions and includes an implementation plan laying out a work programme over the next five years to achieve these. The Strategy's four objectives, are as follows:-</p> <ul style="list-style-type: none"> • To develop a Traveller Specific Accommodation Needs Assessment; • To provide safe and culturally appropriate accommodation for Irish Travellers to reside and travel to; • To support the Irish Traveller community to remain in their accommodation of choice through easily accessible housing services; • To create mechanisms that foster good relations for the Irish Traveller community. <p>Agreed - Members should forward any comments on the Consultation document to the Secretary, in order for a corporate response to be compiled.</p> <p>Noted - Closing date for response to this document is Wednesday 23rd September.</p>	<p>All Members Secretary</p>
<p>9.0</p>	<p>Social Housing Development Programme Housing Starts and Completions</p> <p>Members noted the report.</p>	
<p>10.0</p>	<p>The Housing Executive's Scheme Starts June & July 2020</p> <p>Members noted the report.</p>	

<p>11.0</p> <p>11.1</p>	<p>Any Other Business</p> <p>Joint Board/Housing Council Workshop</p> <p>Members were reminded that following comments from Mrs Grehan, the Chair of the Housing Executive Board had suggested a joint workshop with the Housing Council regarding the SHDP, New Build and any other issues of mutual interest.</p> <p>Noted: that the joint workshop will take place on Thursday, 3rd September at 10.00 am in the Housing Centre Boardroom or alternatively via Webex.</p>	<p>Secretary</p>
<p>12.0</p>	<p>Date and Venue of Next Meeting – 10th September 2020 at 10.30 am.</p> <p>It was agreed that the meeting could possibly be held in Ardeevin, Ballymena for those who wish to attend the meeting in person. It was recognised that other Members may prefer to continue to participate through the video/conference call facility.</p>	<p>Secretary</p>

The Meeting concluded at 12.30 pm.