



Minutes from Board Meeting No. 116
The Housing Agency

ITEM 1a

Date	23 August 2023
Venue	Online
Time	2.00pm
Chaired	Michael Carey
Board Members	Bob Jordan, David Duffy, Carol Tancock, Dervla Tierney, Fiona Lawless, Eileen Gleeson, Aine Stapleton
Apologies	Éadaoin Ní Chléirigh, Niamh Callaghan, Kevin Kelly
Attendees	Jim Baneham, David Silke, Ciara Galvin - HA
Minute Taker	Ciara Galvin

	Decision	Action										
1.	Preliminaries											
	Conflict of Interest Building Surveying Services procurement proposal, [REDACTED] noted a perceived conflict of interest [REDACTED]. [REDACTED] Confirming there was no relationship with anyone in respect of this procurement proposal, the Board was satisfied there was no conflict.											
2	Rent Pressure Zones David Silke described the Agency's role under the Rent Pressure Zone legislation and presented details of four proposed RPZs: <table border="1" data-bbox="225 1453 1161 1783"><thead><tr><th>Local Authority</th><th>RPZ Proposed</th></tr></thead><tbody><tr><td>Clare County Council</td><td>Ennis Local Electoral Area (LEA)</td></tr><tr><td>Kilkenny County Council</td><td>Administrative Area of Kilkenny County Council</td></tr><tr><td>Limerick City & County Council</td><td>Administrative Area of Limerick City and County Council</td></tr><tr><td>Waterford City & County Council</td><td>Administrative Area of Waterford City & County Council</td></tr></tbody></table> The Board discussed the outcome of the consultations undertaken by the Housing Agency with the relevant local authorities regarding rental market conditions. Some areas expressed concerns around potential negative impacts of the rent pressure zones for the local authority area and the need for enforcement of RPZ legislation. The Agency will raise these issues with the Department and the RTB.	Local Authority	RPZ Proposed	Clare County Council	Ennis Local Electoral Area (LEA)	Kilkenny County Council	Administrative Area of Kilkenny County Council	Limerick City & County Council	Administrative Area of Limerick City and County Council	Waterford City & County Council	Administrative Area of Waterford City & County Council	
Local Authority	RPZ Proposed											
Clare County Council	Ennis Local Electoral Area (LEA)											
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	<p>The Board agreed to recommend Ennis, Co Clare, together with the local authority administrative areas of Kilkenny County Council, Limerick City and County Council, and Waterford City and County Council, to the Minister for consideration as Rent Pressure Zones.</p>	
3	<p>Funding Review Committee Report</p> <p>Carol Tancock presented the report of the Funding Review Committee (FRC) meeting held on the 15th August 2023. She noted that the focus would be on proposals being recommended to the Board, and that other issues discussed at the FRC would be reported to the September Board meeting.</p> <p>Regarding the Land Acquisition Fund (LAF), Ms. Tancock noted that the FRC had discussed the respective roles of the LAF Oversight Group, LAF Steering Group and the Housing Agency Funding Review Committee. For example, the relative proportions of land acquisitions for LAs and AHBs under the LAF was a strategic matter for the Oversight Group.</p> <p>Two principal risks under the LAF were discussed at the FRC: housing developments not being delivered within required time, and the need to ensure that value for money is being obtained in each acquisition.</p>	
3a	<p>Land Acquisition Fund (LAF) Proposals</p> <p>Five LAF proposals were presented to the Board by Ms. Tancock. She highlighted the issues examined by the FRC under each proposal, and these were discussed by the Board. All five proposals were approved by the Board as follows:</p> <ul style="list-style-type: none"> ▪ LAF088 [REDACTED] Carrick, Co. Leitrim €800,000 - approved ▪ LAF011 [REDACTED] Blessington, Co Wicklow [REDACTED] - approved ▪ LAF019 [REDACTED] €[REDACTED] - approved ▪ LAF045 [REDACTED] Mullingar, Co. Westmeath €[REDACTED] - approved ▪ LAF046 [REDACTED] Mullingar, Co Westmeath [REDACTED] - approved <p>It was noted that the LAF Project Steering Group has updated the scoring system under the Value for Money award criteria to clarify what marks can be applied where a site is outside the parameters of the Cushman and Wakefield benchmark being used. The Board are satisfied with the changes as approved by the LAF Project Steering Group.</p> <p>The Board resolved to expend funds under the Land Acquisition Fund to secure all five sites in the amount of €9,205,000, across sites referenced LAF088, LAF011, LAF019, LAF045 and LAF046.</p>	

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3b	<p>Cost Rental Tenancy in Situ (CRTiS) Proposals</p> <p>Carol Tancock stated that a focus of the FRC discussion of CRTiS proposals was on purchase prices and rental levels for individual properties that are outside of the cost rental model. She noted that the Executive had confirmed to the FRC that this matter is being discussed with the Department later in August.</p> <p>Four proposals were presented to the Board</p> <ul style="list-style-type: none"> ▪ CRTS0009 [REDACTED] ▪ CRTS0002 [REDACTED] ▪ CRTS0030 [REDACTED] ▪ CRTS0004 [REDACTED] <p>It was noted that three proposals were in an area with high property valuations, and in two cases [REDACTED]. Given the role of the scheme as a measure to prevent individuals and families entering homelessness, combined with the longer term savings to the Exchequer that can be achieved by averting the need to provide emergency homeless accommodation and supports, the Board were satisfied this still represented value for money. The Board were satisfied with the robust approach carried out by the FRC in reviewing each proposal.</p> <p>It was clarified that the [REDACTED] was approved to facilitate the Executive making bids without Board approval, but that properties could be purchased at a higher percentage above the market valuation with Board approval.</p> <p>The Board resolved to purchase all four properties under the CRTiS scheme in the amount of €2,045,301, with property references CRTS009, CRTS0002, CRTS0030 and CRTS0004.</p>	
3c	<p>Procurement Proposal</p> <p>A proposal to commence a procurement process for building surveying services with an estimated value of €3.6m was presented and approved by the Board.</p>	
4.	<p>AOB</p> <p>The Chairman thanked the Executive for the extensive work that has been put into preparing business cases, along with the robust review undertaken by the FRC Chair and the Committee members.</p>	

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	<p>Ciara Galvin updated the board on the external Board effectiveness Review which has commenced. This review is undertaken every three years. Grant Thornton has been engaged to provide the external independent review. Board input will be required in two ways, through a qualitative questionnaire being issued in September, and a one-to-one interview to take place in November.</p>	

Chairperson

Date