

PUBLIC MINUTES
of the Regulation Committee meeting
held on 12 June 2014, 10.00am
Board Room, Maple House, London

Present

Julian Ashby	Chairman
Richard Moriarty	
Jonathan Adlington	
Inge Kettner	
Jane May	
Piers Williamson	(agenda items 1 – 11 only)

In attendance

Andrew Rose	Chief Executive (items 8-10 & 12 only)
Matthew Bailes	Director of Regulation
Jonathan Walters	Deputy Director Strategy and Performance
Isabella Freeman	Head of Legal Services and Company Secretary
Catherine Farrington	Principal Solicitor
Jim Bennett	Assistant Director for Regulatory Strategy (items 8 & 9 only)
John O'Mahony	Assistant Director Regulatory Framework and Performance (item 9 only)
Ros Poulson	Registrar (items 10 & 11 only)
Robert Buswell	Head of Registrations (item 10 only)
Adrian Rowland	Senior Investment and Enforcement Advisor (item 12 only)
Michelle Tucker	Assistant Board Secretary

1 Welcome and apologies

01/06/14 The Chairman welcomed everyone to the meeting. No apologies were given.

2 Declarations of Interest

02/06/14 No further interests were declared.

4 Minutes of the meeting held on 20 May 2014

6/06/14 The minutes of the meeting were AGREED as an accurate record of the meeting.

7/06/14 The Committee AGREED the proposed public minutes

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5 Matters Arising

8/06/14 The Chairman updated Members on the recruitment of a new Regulation Committee member.

10/06/14 The Chairman reported that a paper was going to HCA Board which made proposals on a new Committee structure for the main Board.

11/06/14 Members NOTED the matters arising.

6 Committee forward look

12/06/14 Members reviewed the forward planner and NOTED its contents.

7 Regulation Director's update on key issues

13/06/14 The Director of Regulation updated Committee on key developments since the last Committee meeting. Particular note was taken of the following points.

14/06/14 Media Coverage & Stakeholders: The latest round of bilaterals with key stakeholders was currently underway. There was lots of upcoming activity planned including the publication of the Cosmopolitan Lessons Learned report and the CIH conference.

15/06/14 Statutory consultation on Framework: The Director of Regulation stated that feedback from the sector thus far had been generally positive.

16/06/14 Regulatory Judgements: The Director of Regulation reported that 5 judgements were due to be published in June and that Peabody would be upgraded to V1/G1. Once these 5 judgements had been published there would be published assessments for all providers with over 1,000 units.

17/06/14 Quarterly Survey: Members noted that the immediate refinancing risk is modest but that the requirement to secure finance will increase in 2 years' time.

18/06/14 Select Committee: Members were informed that the Chairman would appear before the Select Committee on 16 July 2014. The Director of Regulation reported that bespoke training would be organised and full briefing provided.

8 Update on Cosmopolitan report

24/06/14 The Committee NOTED the final draft of the lessons learned report.

9 Update on Fees

25/06/14 The Assistant Director Regulatory Framework and Performance provided an update on the latest position on Fees.

10 Conversion of social housing to market rent

- 28/06/14 The Registrar provided a recap to Committee on the basis for conversions and provided further information (as requested at the last meeting) on the two main options for conversions of social rent properties to market rent. These were disposal to an unregistered subsidiary or via a voluntary undertaking. Committee were invited to discuss the options and agree the preferred approach.
- 29/06/14 The Registrar explored with Members the pros and cons of both approaches and recommended that the preferred option was disposal to an unregistered subsidiary. She gave some context on the number of disposals which already took place and where the disposals took place.
- 30/06/14 Members requested that a report come back to Committee in 12 months' time to keep them updated on the consents regime and number of disposals.
- 31/06/14 The Committee AGREED with the recommendation that the interim policy position to adopt was for disposal to an unregistered subsidiary.

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11 Review of Registrations 2013/14

- 32/06/14 The Registrar introduced the report which advised Members on the registrations that had taken place in 2014/14, the issues arising from these registrations and how these were being handled.
- 33/06/14 She brought to Members attention some of the key issues which the registration team had encountered and which needed further assurance before registration was granted. These included where the applicant is a wholly-owned subsidiary of a non-RP parent company or group and where the applicant is legally and constitutionally independent of another company.
- 34/06/14 The Registrar outlined the pending stock transfers and some of the challenges that these posed.
- 35/06/14 She confirmed that all registrations, including stock transfers, had to meet the registration criteria.
- 38/06/14 Committee NOTED the report.

12 Investigation and Enforcement update

- 39/06/14 The Senior Investigation and Enforcement Advisor advised the Committee on those registered providers where a significant measure of under-performance had been identified during regulatory engagement, and provided a detailed briefing on those cases which are of most concern currently.
- 41/06/14 Members NOTED the report.

13 Any Other Business

42/06/14 The Chairman thanked Jane May for her contribution and work as a Committee member. He wished her all the best for her retirement.

Date of Next Meeting

43/06/14 The next meeting would take place on Thursday 17 July 2014.