



PUBLIC MINUTES
of the Board meeting
on Tuesday 23 October 2018 at 0930am
FG47, 2 Marsham Street, London

Present

Simon Dow (SD)	Interim Chair
Liz Butler (LB)	
Richard Hughes (RH)	
Richard Moriarty (RM)	
Ceri Richards (CR)	
Paul Smee (PS)	
Fiona MacGregor (FM)	Chief Executive

In attendance

Jonathan Walters (JW)	Deputy Director Strategy and Performance
Mick Warner (MW)	Deputy Director Regulatory Operations
Richard Peden (RBP)	Deputy Director, Provider Engagement
Emma Tarran (ERT)	Assistant Director, Head of Legal Services and Company Secretary
Harold Brown (HB)	Senior Assistant Director, Investigation and Enforcement
Liz Knott (LK)	Performance Manager - for item 7
Christine Kitchen (CK)	Board Secretary

1 Welcome and apologies

45/10/18 There were no apologies.

2 Declarations of Interest

46/10/18 CR declared two new appointments

1. Non exec directorship for a company called Growthdeck.
2. Senior advisor role with a consultancy called Accuracy.

47/10/18 CR stated that she did not think either of these roles will present a conflict for her role as a board member of the RSH, but confirmed that she would declare any specific circumstances should they arise.

48/10/18 Members were content and SD NOTED these declarations. FM confirmed that MHCLG had been informed orally. CK will get a new register of interests completed for CR to sign and arrange for it to be uploaded onto the RSH website.

CK

3 Minutes of the last meeting – 01 October 2018

49/10/18 The confidential minutes of the last meeting were AGREED. The public minutes were also AGREED subject to minor amendments.

Minutes of the last Regulation Committee meeting – 25 September 2018

51/10/18 Members of the board, AGREED the confidential and public minutes of the last Regulation Committee meeting of which they were all members.

4 Matters Arising

52/10/18 Actions from the meeting on 01 October and the regulation committee meeting on 25 September were reviewed and all actions will be picked up in future meetings.

5 Forward look

53/10/18 Members noted the forward look. SD suggested that members would benefit from a discussion or workshop on the regulators' responsibilities on shared ownership. JW confirmed that this would be picked up in the discussions on the Green Paper. Members agreed that the session on AO responsibilities and interaction with board and committees should go ahead in January if possible, in line with the planner.

FM/CK

6 Chief Executive update

Policy Update

54/10/18 Green Paper

Members were advised that there has been extensive stakeholder engagement through roundtables and other bespoke events. An internal steering group has been established and is working with MHCLG on the review of regulation. Feedback from stakeholders has been very positive and constructive. In general, there is recognition of the drivers set out in the Green Paper which might lead to more consumer regulation.

55/10/18 Rents policy from 2020

Members noted that the Government's consultation on a new rent direction to the regulator closes on 8 November. An internal project group is working to oversee the delivery of data collection and is engaging with LAs to embed what the requirements will be from 2019 onwards.

56/10/18 Conservative Party Conference

The removal of the cap on LA borrowing against HRA assets to fund new developments was noted.

57/10/18 Grenfell Tower Public Inquiry

Members noted the progress of the inquiry. MHCLG have been asked to report on what actions have been taken after the fire and we will feed into that submission on the action taken by the regulator. The government have announced a ban on combustible cladding which will be implemented through changes to building regulations. Take up of the fund for the replacement of unsafe cladding by LAs and RPs is on-going, and all RPs were aware of the process for accessing the fund.

- 58/10/18 *Investor Conference*
The event was well attended again this year. The aim was to ensure investors are aware of and understand our economic regulation role and our understanding of the market. The event was well received with a range of follow-up questions.
- 59/10/18 *Statistical Data Return 2017-2018*
The SDR was published on the day of the meeting and members would be sent a link to the document. Headline messages in the report included movements in general needs and supported housing rents. The amount of stock held by for profit providers has risen and there is increased merger activity in the sector.
- 60/10/18 *Performance*
Members noted that the registration objective is now green. A review of the time taken to resolve the more complex registration applications showed that there was a need to change the internal target for assessing these detailed applications from 4 to 6 weeks. Applicants are informed of this timescale at detailed application stage.
- 62/10/18 *Publications*
Members noted the publications and their attention was drawn to the publication of the fees statement in early November which will be discussed with the FRAP prior to publication.
- 63/10/18 *Media coverage and stakeholder engagement*
Members NOTED the updates.

7 Risk and Assurance Strategy (R&AS)

- 64/10/18 LK joined the meeting and MW introduced the paper and strategy. Risk has been well managed within the directorate, but now that we are standalone, we need to reflect that in our approach to risk and assurance. The strategy puts an enhanced focus on the strategic risks which could impact on us achieving our strategic objectives. Corporate and compliance risks are also now more significant as there is a need for us to comply with the framework document and other requirements such as Managing Public Money.
- 66/10/18 In writing the strategy, we have tried to be clear on how the various elements of the risk framework fit together. The strategy also picks up on roles and responsibilities, and MW as the executive lead will work with the Risk Review Group (RRG) to review and advise FM as AO on the Strategic Risk Register (SRR).
- 68/10/18 LB congratulated MW and LK on the work they had done to get the strategy to this point. It was very clear and was a good place to start.

69/10/18 The other members also considered the strategy to be well developed and agreed that the test will be to see it in work in practice and to ensure it drives the right conversations at Executive level. FM confirmed that the Board will also continue to be sighted on the strategic risk register and it was AGREED that there would be a review of the strategy in April 2019. The Board APPROVED the strategy subject to the minor amendments suggested.

8 Operations Update

70/10/18 Members NOTED the published regulatory judgements as at 26 September 2018. There have been 6 published judgements largely confirming existing grades.

71/10/18 174 IDAs have been undertaken which is in line with the programme which is on target with the IDA programme. The stability check programme is underway and an initial batch of regulatory judgements will be published at the end of October.

72/10/18 Members NOTED the merger activity. Metropolitan and Thames Valley merger was complete.

74/10/18 RBP reported that a new ADRO – Fiona Froggatt had joined the RSH, to replace Kelsey Walker who had left the organisation in September.

9 Investigation and Enforcement update

Intensive regulatory engagement cases

75/10/18 *Saffron Housing Trust and Suffolk Housing Society Limited*

76/10/18 *Knowsley Housing Trust*

77/10/18 *First Priority Housing Association:*

Gradings Under Review

78/10/18 *Pathfinder.*

79/10/18 *Kinsman Housing Limited:*

80/10/18 *Inclusion:*

HB reported on two new cases placed on the gradings under review list:

81/10/18 *Trinity Housing Association:*

82/10/18 *Westmoreland Support Housing Limited:*

Consumer Regulation

84/10/18 Members noted the report on complaint numbers and consumer regulation investigations.

85/10/18 *Royal Borough of Kensington & Chelsea*: members noted the update on engagement with RBK&C.

86/10/18 *Arun District Council*

87/10/18 The cases listed in the annex were NOTED.

10 Transition Update

88/10/18 MW reported that the launch of the RSH on 1 October had been successful. A small number of minor outstanding actions are being dealt with. A lessons learned paper will be submitted to the December board meeting.

91/10/18 Members NOTED the proposed next steps for dealing with the post go-live plan. It is envisaged that all outstanding work will either be completed quickly, transferred to BAU, or picked up within the People Strategy or specific projects. Progress will be reported in through the Executive Group and Board as part of regular Finance and Corporate Services update reports.

92/10/18 MW reported that he and FM had had a very positive meeting with the NAO. Core documents have been sent to them and an induction meeting with the NAO team will be set up to familiarise them with the work of the Regulator.

11 Any Other Business

93/10/18 None.

Date of next meeting: 27 November 2018.