

**PUBLIC MINUTES**  
**of the Regulation Committee meeting**  
**held on 25 January 2016 at 10am**  
**Marsham Street, London**

**Present**

Julian Ashby                      Chairman  
Jonathan Adlington  
Richard Moriarty  
Ceri Richards  
Sarah Wall

**In attendance**

Fiona MacGregor              Director of Regulation  
Andrew Rose                  HCA Chief Executive (items 1 - 6)  
Bronwen Rapley              Deputy Director Investigation & Enforcement (items 1 – 10)  
Harold Brown                 Assistant Director Investigation and Enforcement (Finance)  
Mick Warner                  Deputy Director Operations  
Jonathan Walters              Deputy Director Strategy & Performance  
Isabella Freeman              Head of Legal Services & Company Secretary

Jim Bennett                  Asst. Director, Regulation Strategy Directorate Management (item 8)  
John O'Mahony                Asst. Director Regulatory Framework and Performance (items 9 & 10)  
Sandy Pacek                  Head of Performance Management (items 9 & 10)

Christine Kitchen              Assistant Board Secretary

**1                      Welcome and apologies**

01/01/16      The Chairman welcomed everyone to the meeting – there were no apologies.

**2                      Declarations of Interest**

02/01/16      There were no declarations of interest.

**3                      Minutes of the last meeting – 14 December 2015**

03/01/16      The confidential minutes were APPROVED.

04/01/16      The public minutes were APPROVED.

**4                      Matters Arising**

05/01/16      Members noted the items. 30/11/15 – Innovation plans will be reported to Committee in February 2016.

## **5 Committee forward look**

06/01/16 The forward planner was NOTED.

## **6 Regulation Director's update on key issues**

07/01/16 **Tailored (Triennial) Review:** Members were given an overview of the plans for the Tailored Review which will consider the whole of the HCA and its functions. The timescales were 3-9 months and the HCA is getting together a team - Jack Lee from the I&E team will take the lead in liaising with DCLG on behalf of the HCA.

08/01/16 The review will be led by a dedicated DCLG team as well as a challenge panel made up from members that are likely to be from outside the sector.

09/01/16 **The Housing Bill & Right to Buy:** members noted the timings of the 2<sup>nd</sup> reading of the Housing Bill in the House of Lords.

10/01/16 **Welfare Reform and Work Bill:** members were advised of the amendments going through to deal with some complex areas. The big impact for PRPs remains the timing of the Royal Assent and the timing of the issue of rent notices.

12/01/16 **Welfare Reform:** members discussed the implications of LHA caps for Social Housing providers on tenancies from April 2016 and the application of the reduction in benefits from 2018.

14/01/16 **Media & Stakeholders:** press coverage and stakeholder engagement was noted. Directors and non executives had recently given evidence at three select committees and a PAC.

## **7 Global Accounts**

15/01/16 The Committee were advised that recent re-classification of the sector had required some changes in the timing and scope of the publication of the Global Accounts (GA).

16/01/16 Members AGREED to the timing.

## **8 Housing and Planning Bill update**

20/01/16 The paper set out the progress of the Housing and Planning Bill through Parliament and the Government amendments made to the Bill which include provisions to implement the deregulatory package for HAs and the introduction of a Special Administration regime for the sector.

27/01/16 The Committee AGREED that the officers should put these proposals forward to DCLG. Members thanked the team for the excellent work and all that had been achieved to bring this to its current position

## **9 Regulation Staff Survey Action Plan**

29/01/16 Members NOTED the paper and the annex which set out the progress against the staff survey action plan.

31/01/16 Members were advised that the actions from team plans will be reported to Committee as part of the quarterly performance reporting.

## **10 Performance and Risk Report for Quarter 3**

32/01/16 Members NOTED the performance report. Overall performance against the Business Plan is strong and were content with the approach being taken to monitor the position.

33/01/16 Members noted that there had been no changes to the risk scores. They were content too with the new presentation which aligned with how information is presented to the Audit and Risk Committee. The two controls that had been removed from the risk report were NOTED.

35/01/16 Deputy Director of Investigation and Enforcement left the meeting to avoid any conflict of interest over the remaining agenda items.

## **11 Operations Update**

36/01/16 *Regulatory Judgements:* Members NOTED the regulatory judgements reported in the paper.

37/01/16 Three new narrative judgements were published in December.

38/01/16 *IDA programme:* Nine providers have been considered at stocktake panels following completion of IDAs.

39/01/16 *Stability Check programme:* sixty seven stability checks have been completed.

## **12 Investigation and Enforcement update**

41/01/16 The Committee were sighted on cases which were of concern and NOTED the issues in each case.

42/01/16 Consumer regulation cases were also NOTED.

**13 Any Other Business**

43/01/16 There was no other business.

**Date of Next Meeting:** Monday 22 February 2016.

**Chairman's Signature:** .....

**Date:** .....