



Homes &
Communities
Agency

The social housing regulator

PUBLIC MINUTES
of the Regulation Committee meeting
held on 22 February 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)
Mick Warner Deputy Director Operations
Jonathan Walters Deputy Director Strategy & Performance
Catherine Farrington Principal Solicitor

Jim Bennett Asst. Director, Regulation Strategy Directorate Management (item 7)
Will Perry Assistant Director Commercial & New Entrants (item 7)
John O'Mahony Asst. Director Regulatory Framework and Performance (item 8)
Jack Lee Assistant Director Investigation and Enforcement (item 11)

Christine Kitchen Assistant Board Secretary

1 Welcome and apologies

01/02/16 The Chairman welcomed everyone to the meeting – there were no apologies.

2 Declarations of Interest

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

3 Minutes of the last meeting – 25 January 2015

03/02/16 The confidential minutes were APPROVED .

04/02/16 The public minutes were APPROVED.

4 Matters Arising

05/02/16 Members noted the items.

5 **Committee forward look**

06/02/16 The forward planner was NOTED.

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

07/02/16 **HCA Review:** Members were updated on the announcement of the HCA review which had been set out in a Written Ministerial Statement (WMS) which set the review in the context of delivery of homes and home ownership. The review team will be contacting internal and external stakeholders with questions, which, in line with Cabinet Office guidance are likely to cover the function and form/accountability of the regulator, as well as the wider HCA. Members NOTED that the functional review is also being undertaken in broadly the same timeframe.

09/02/16 **Regulation 2016:** members were advised that the programme has been launched and will pull together all the on-going work strands. staff are being kept aware of progress through an agreed approach to internal communications. The committee will get further information on progress at its March meeting.

10/02/16 **Global accounts:** these were published on 17 February and members noted the focus of the report. The intensive work of the team in producing the Global Accounts was noted, and Committee passed on its thanks.

11/02/15 **Select Committee report:** members noted the CLG Select Committee had published their report on HAs and the right to buy. Media focus was on the recommendation for central government to fund right to buy and not councils. Recommendations in the report included to end rent regulation for the sector, and there were some specific recommendations in respect of the role of the HCA which members NOTED.

12/02/16 **Business Planning and Internal Audit:** performance against this year's BP targets is good with the NROSH+ project flagged amber because of the high risk elements. Three internal audits were planned and the ToR for these are in place.

13/02/16 **Media & Stakeholders:** Recent media coverage was noted. This included press coverage of the comments of a Chief Executive of an HA which had recently been re-graded as V2 following the outcome of the annual stability check.

MW

7 **Legislation update**

16/02/16 **Welfare Reform and Work Bill:** Government is seeking to achieve Royal Assent on the Bill by mid-March. As well as changes to the Rent regime, the application of the Local Housing Allowance to social housing has received a lot of press coverage, particularly about the impact on supported housing.

- 18/02/16 **De-regulation:** This is a major part of the Regulation 2016 Programme.
- 19/02/16 **Home Ownership criteria:** DCLG are preparing a submission to Ministers, which we are awaiting the draft of to comment on.

21/02/16 **Budget:** It was noted that Budget will be on 16 March .

8 Innovation Plan

22/02/16 The paper set out the results of the consultation and the first draft of the Innovation Plan. Committee were asked to discuss and agree the draft plan. Confirmation had now been received that all regulators will be required to have an Innovation Plan and the feedback from the consultation was that our approach was sound, . The final draft of the plan has been shared with DCLG who are content with it. Submission of the plan to BIS is due before Budget.

23/02/16 The Committee AGREED the plan.

9 Decisions of the Registrar

24/02/16 Members noted the paper which set out the summary of recent decisions.

25/02/16 There was some activity around potential mergers but none have reached the point of requiring consent. There is a likelihood that a number of these mergers will not require consent if the Housing and Planning Bill is passed.

26/02/16 Members NOTED the registration of new bodies, and the refusal of registration .

10 Regulation of small providers

27/02/16 Members reviewed the paper and the questions being asked to develop the work on the regulation of providers with 1,000 units or fewer.

29/02/16 All other information in the report was NOTED and it was agreed that this strand of work would be taken forward as part of the Regulation 2016 Programme to ensure that it was fully integrated and that any consequential changes in other areas were being picked up.

11 Operations Update

30/02/16 Members noted the regulatory judgements recorded in the paper.

32/02/16 One hundred and eight stability checks had been completed .

12 Investigation and Enforcement update

33/02/16 The Committee were sighted on cases which were of concern and NOTED the issues in each case.

34/02/16 Consumer regulation cases were also NOTED.

13 Any Other Business

35/02/16 There was no other business.

Date of Next Meeting: Monday 25 March 2016.