

Land Development Agency

Board Meeting of 22nd October 2019

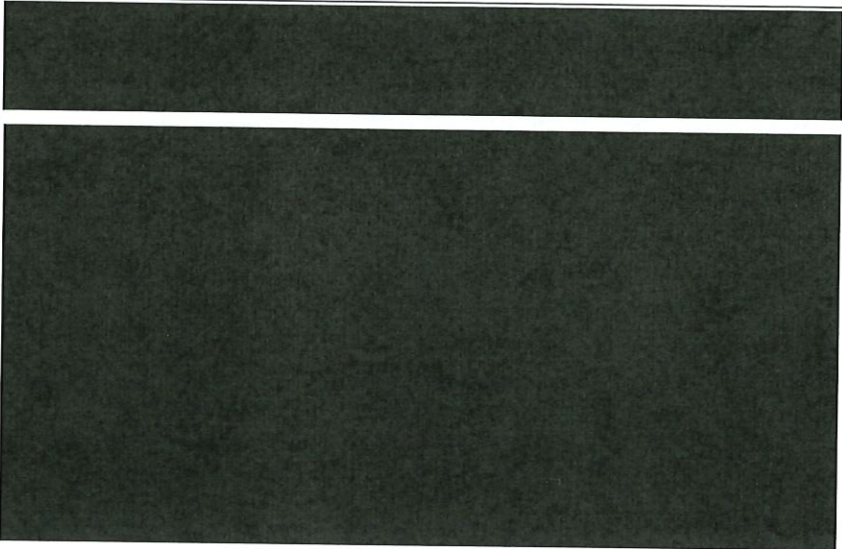

Minutes of Meeting

Date	22 nd October 2019
Venue	7 Patrick Street, Limerick
Time	10am
Chair	John Moran
Other Board Members	John Coleman, Michael Stone, Tim Bouchier Hayes, Clare Costello, Michelle Norris, Caroline Timmons, Conn Murray
Apologies	John O'Connor
Attendees	Barry O'Brien (LDA), Phelim O'Neill (LDA), Omar Bhamjee (LDA), Catriona Lawlor (Housing Agency)
Minute Taker	Catriona Lawlor (Housing Agency)

No	Item	Action
1.	Board Preliminaries	
1.1.	Disclosure of interests The Board were provided an opportunity to declare any interests in respect of the meeting contents. None were reported.	
1.2.	Review of September Board meeting minutes Minutes were discussed and agreed.	
1.3.	Matters Arising	
	7.1 Provide Board update in relation to contractor procurement strategies	Will revert to the Board. It was suggested that the LDA could link in with the RIAI on this issue.
2.	Business Update	
2.1.	CEO Summary Report – John Coleman Legislation Pre-legislative scrutiny by the Joint Oireachtas Committee on Housing, Planning and Local Government commenced on 2 nd October. In general Committee members are broadly supportive of the LDA, and are supportive around the requirement for the Agency to have CPO powers. Different opinions were expressed by committee members regarding potential specific requirements for social and affordable housing delivery and levels of oversight and governance. The Committee also discussed Freedom of Information and the LDA. The LDA will be invited to appear before the Committee again in early November.	

	<p>The Board felt that it was important to deal with points raised by the Committee robustly and reflect these points in the opening statement. The draft statement will be reviewed by Michelle Norris and John Moran.</p> <p>* [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>A discussion took place on the expectations of NGOs and Social Housing lobby groups in relation to the LDA's targets for social housing, many of whom are pushing for 100% social and affordable housing on state lands. The CEO will engage with NGOs and Social Housing lobby groups as a follow up to the Joint Committee and</p>	<p>Michelle Norris and John Moran review opening Statement</p> <p>*Section 30- Functions and Negotiations of FOI Bodies</p>
<p>2.2.</p>	<p>Operational Update – John Coleman</p> <p>The CEO gave an operational update, covering legislation, staffing and stakeholder engagement.</p> <p>The status of the legislation has been changed to “not on track” as progress is dependent on the election date. Members emphasised the need to keep communicating to stakeholders that the LDA exists in its current form and is operational.</p> <p>The CEO provided an update on staffing. Whilst acknowledging the early start-up phase of the Agency and low overall staff numbers, the LDA is underperforming in terms of gender balance. The LDA HR manager is working on initiatives to address this where possible. Members put forward additional suggestions including avoiding lists of criteria in jobs ads and unconscious bias training for managers. Gender balance in recruitment should also be added as a standing item to the Remuneration’s Committee agenda.</p>	<p>Add gender balance in recruitment to as a standing agenda item for Remuneration Committee</p>

	<p>Given the amount of time currently spent by the team on political engagement with TDs and Councillors, the requirement for wider stakeholder management and in the context of an increased level of media query and scrutiny, the CEO proposed hiring a senior strategy and communications person.</p> <p>Members stated that consideration should be given as to whether the strategy and communications roles should be combined or separated given the broad skillset required to cover all aspects. The need to collaborate on this with other state agencies and local authorities was emphasised, and the Board preference would be for a candidate with public sector stakeholder management experience to handle this aspect. It was agreed the CEO should consult with John O'Connor to scope out the potential roles</p>	<p>CEO to engage with John O'Connor re. comms / strategy role</p>
<p>2.3.</p>	<p>Property Update – Phelim O’Neill</p> <p>Phelim O’Neill (LDA) presented an overview of the LDA’s primary portfolio and provided updates on Skerries, Shanganagh, St Kevins and Devoy Barracks.</p> <p>The options available regarding the Dundrum CMH design team appointment was discussed. It was noted that one possible option was running a mini-tender process from the existing LDA framework, whereby framework participants are asked to supplement their teams with international experience, allowing the LDA to leverage international expertise (not available locally) in delivering similar scale projects. Precedents include the ESB site on Fitzwilliam Street and DIT Grangegorman. Members will require further detail before any procurement strategy is selected * [REDACTED]</p> <p>[REDACTED] The members also noted that consideration should also be given for a stand-alone advertised process in relation to Dundrum CMH given the scale of the project.</p> <p>A document of site opportunities under consideration was presented to the Board including the* [REDACTED] ricin’s Hospital, Arbour Hill, Dublin 7 and [REDACTED].</p> <p>A discussion took place on the [REDACTED] and a full analysis of the site will be conducted and brought back to the Board for approval as the process moves forward.</p>	<p>*Section 36- Commercially Sensitive Information</p> <p>*Section 36- Commercially Sensitive Information</p>
<p>3.0.</p>	<p>* [REDACTED]</p> <p>[REDACTED]</p>	<p>*Section 29- Deliberations of FOI Bodies</p>

	 <p>It was agreed that the CEO will write to the Department of Finance stating that the LDA is interested in engaging further at the appropriate time.</p>	<p>Write to Dept. of Finance on</p> 
<p>4.0.</p>	<p>Regeneration Areas – Board Funding Request</p> <p>The CEO presented a paper seeking an in-principle commitment from the Board to funding the master-planning of two areas, Colbert Station in Limerick City and Sandy Road in Galway City. These are both projects that are unlikely to advance without LDA support.</p> <p>The proposal was discussed by the Board and members were generally supportive. Members noted the LDA’s commercial mandate and felt that it was important to have a binding cost recovery mechanism in a scenario whereby development ultimately goes ahead without LDA involvement. The LDA’s mandate can allow it to act as catalyst for these types of schemes and perhaps assist with generating a vision and business plan to enable to regeneration schemes to apply for URDF funding.</p> <p>Members noted that the proposals are consistent with the LDA’s mandate of facilitating delivery on state lands. The LDA should also target more news coverage in the regional newspapers in order to create an awareness of its regional strategies and its national mandate.</p>	
<p>5.0.</p>	<p>LDA Office Location</p> <p>The CEO presented a paper outlining a proposal for the LDA to enter into a five-year rental commitment for office space located at Ashford House, Tara Street, Dublin 2. The location and rental levels are within the guidelines previously set by the Board.</p> <p>The Board approved the proposal as requested.</p>	

<p>6.0.</p>	<p>Board Away Day Funding and Delivery Strategy Discussion</p> <p>The Board continued the discussion on funding and delivery strategy from the final session of the Board Away Day (21st October 2019).</p> <p>The Board considered the need for the LDA to have a strategy document. The intention is to publish a strategic plan document after the legislation has been enacted. A draft strategy document will be presented to the Board in early 2020.</p> <p>A discussion took place on the LDA's targets and managing expectations of what can be realistically delivered, while at the same time, making sure that the effort put in by the LDA is recognised. The pressure to get on-site with the first projects was acknowledged. It was suggested that the LDA examine local authority databases and vacant site register to see if there are any sites where the LDA could get involved in immediate development.</p>	<p>CEO to present a draft strategy document to the Board in early 2020.</p>
<p>5</p>	<p>AOB</p> <p>Date of next meeting The next Board meeting will take place on Monday 2nd December 2019 at the Housing Agency's offices.</p>	

