

Land Development Agency

Board Meeting of 16th June 2020

Minutes of Meeting

Date	16 th June 2020
Venue	Video conference call – COVID 19 restrictions remaining in place
Time	10am
Chair	John Moran
Other Board Members	John Coleman (CEO), Michael Stone, Tim Bouchier Hayes, Clare Costello, Michelle Norris, John O’Connor, Caroline Timmons, Conn Murray
Apologies	
Attendees	Barry O’Brien, Omar Bhamjee (Item 2.2); Robert Nicholson (Item 3.0); Phelim O’Neill (Items 5.0-5.4)
Minute Taker	Lisa Collins

No	Item	Action						
1.	Board Preliminaries							
1.1	Non-executive board members private session Minutes to be circulated separately to board members John Coleman (CEO) and Barry O’Brien joined the meeting following the completion of the non-executive private session.							
1.1.	Disclosure of interests The Board was provided an opportunity to declare any interests in respect of the meeting contents. No conflicts of interest were noted, other than John O’Connor’s ongoing declaration in relation to the properties currently owned by the Housing Agency.							
1.2.	Review of May 2020 Board meeting minutes – For Approval The board requested some amendments / clarification in relation to the draft minutes circulated for review: <table border="1" data-bbox="304 1697 1141 1995"> <tr> <td>1.1 Non-Executive Board Members Private Session</td> <td>Minutes relating to private session be provided in a separate folder for access for non-executive members only.</td> </tr> <tr> <td>1.2 Agenda Titles</td> <td>It was noted that papers re-presented to board for approval should reference previous agenda item and title <div style="background-color: black; width: 150px; height: 15px; margin-top: 5px;"></div> </td> </tr> <tr> <td></td> <td></td> </tr> </table>	1.1 Non-Executive Board Members Private Session	Minutes relating to private session be provided in a separate folder for access for non-executive members only.	1.2 Agenda Titles	It was noted that papers re-presented to board for approval should reference previous agenda item and title <div style="background-color: black; width: 150px; height: 15px; margin-top: 5px;"></div>			LDA to create a separate folder for non-executive members session minutes. Section 29 - Deliberations of FOI Bodies
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<p>1.4.</p>	<p>Matters Arising CEO presented an overview</p> <p>LDA Funding position The agency is liaising with the Department of Housing, Local Government and Heritage (the “Department”) on the LDA’s funding position in advance of LDA legislation and capitalisation. Funding availability will be in place for the initial portfolio and Shanganagh. [REDACTED]</p> <p>LDA Design Principles Design principles to be developed further from last board meeting. The executive is seeking to the LDA’s design principles into various established frameworks and design principles including sustainability principles. Proposal to revert to the board in September 2020.</p> <p>DoHPLG Affordable Scheme Update Rob Nicholson of the Department presented to the board. See item 3.1 below.</p>	<p>Section 36-Commercially Sensitive Information</p>
<p>2.</p>	<p>CEO Update</p>	
<p>2.0</p>	<p>CEO Update – For Information</p> <p>The CEO presented his update report to the board.</p> <p>Operating Platform Staff continue to work from home whilst the Covid-19 restrictions remain in place. Staff hiring is continuing. Role has been advertised for Head of Strategy, Policy and Corporate Development. [REDACTED] An external communication firm (Murray Communications) has been retained following a public procurement process.</p> <p>The board expressed a preference for all LDA roles to be advertised on publicjobs.ie where possible and requested that a future paper be presented in relation to staffing and structure.</p> <p>LDA 2019 Financial Accounts Draft financial statements have been included in the board pack with a preview of the annual report. An ad-hoc board meeting will be requested to approve the financial statement before the end of June 2020.</p> <p>Expenditure to date and projected capital spending is set out in the board pack in line with previous board request in this regard.</p> <p>Business Update Access was negotiated to complete the required seasonal surveys at the Dundrum CMH site. The CEO thanked any board members that</p>	<p>Prepare staffing and structure paper</p> <p>Section 29 - Deliberations of FOI Bodies</p>

	<p>assisted with this work. Covid-19 continues to impact in terms of short-term delays in relation to planning timelines (lodgement and decisions) and survey access matters.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>2.1 LDA Strategy – Board Sub-Committee Update The sub-committee minutes were circulated to the board to provide an updated position on the work completed to date. Conn Murray, as sub-committee Chair noted that a further sub-committee session is planned and it is then intended to follow through with a discussion at the 28th July board meeting.</p> <p>2.2 Audit and Risk Committee Update to the Board Financial statements will require board approval prior to the end of June 2020 and an ad-hoc board meeting will be called. Audit and Risk Committee will make a formal recommendation and report prior to proposed approval.</p> <p>The preparation of the internal audit plan for 2020 is ongoing. A Risk Management Policy statement will be ready for board review following review at the next Audit and Risk Committee meeting.</p> <p>CEO confirmed that the agency is recruiting an Audit and Risk Officer/Manager. It was noted that the agency will have two external audit processes to manage (statutory and C&AG) as well as an internal audit process.</p>	<p>Section 29 - Deliberations of FOI Bodies</p> <p>Bring Risk Management Policy Statement to the Board following A/R Committee review</p>
<p>3.</p>	<p>DoHPLG Affordable Scheme Update</p>	
<p>3.1.</p>	<p>Presentation from Robert Nicholson (RN - DoHPLG)</p> <p>RN provided the board with a presentation in relation to affordable housing policy.</p> <p>[REDACTED]</p> <p><u>What is 'Cost Rental'?</u>: A housing tenure where the rents are charged relative to the financing of the building and operational costs. [REDACTED]. Long term vision for cost rental</p>	<p>Section 29 - Deliberations of FOI Bodies</p> <p>RN to be invited to next possible LDA board meeting to further discuss affordable housing policies.</p>

is around a large-scale sector's capacity to have a wider impact on the rental market, being a rent-stabiliser in effect. The tenure targets those on low to moderate incomes who don't qualify for social housing but need some level of support to make housing more affordable. It is effectively a middle tier between social and private housing. Cost rental does not necessarily guarantee what may be considered affordable to all given that it must cover its costs.

General consensus is that one-third of net household income is the upper end of an affordability indicator. There is no affordable rental definition in Irish legislation. The affordable purchase scheme cites 35% of net household income as an indicator.

The successful delivery of cost rental homes depends on value engineering, economies of scale and long-term cheap finance to drive down rents. Can also look at subvention from the government.

RN cited the example of the Enniskerry Road scheme, which has 50 cost rental units and 105 social alongside, which will be delivered by mid-2021. Rents are anticipated to be €1,200 per month for a two-bed, linked to inflation. Land was delivered at low cost from housing agency to the local authority. €4 million in service site funding subvented the costs of delivery, which will make rents lower.

A Cost Rental Working Group was put in place 2019, of which RN is Chair. The Terms of Reference for that group were around developing a cost rental model to deliver at scale using public land. The group was asked to recognise the priority role signed by government to the LDA. The group has several papers for the incoming Minister. [REDACTED]

[REDACTED]




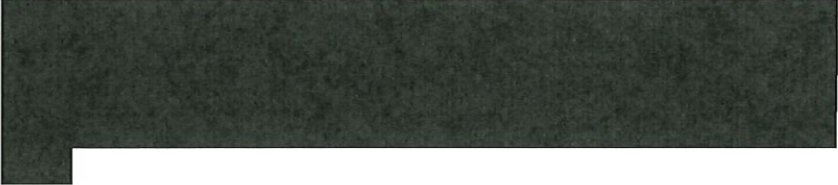
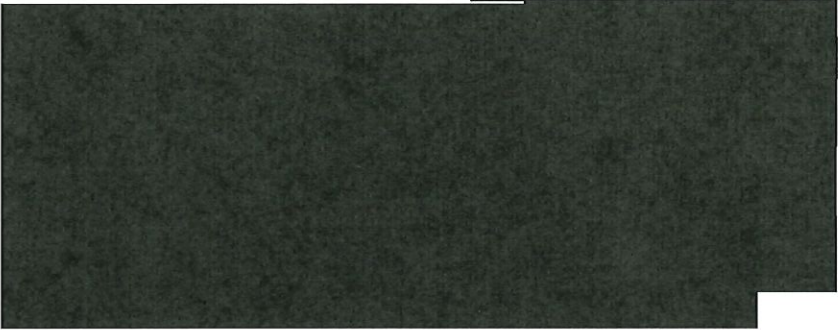
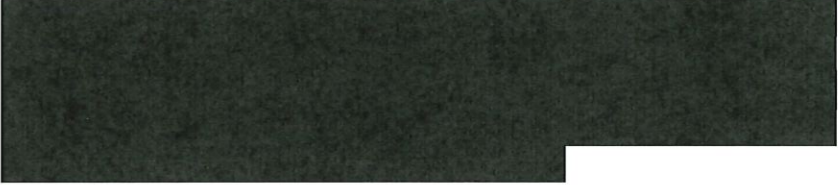

The working group has not recommended a specific model yet.

[REDACTED]

- [REDACTED]

Section 29 -
Deliberations of
FOI Bodies

	<ul style="list-style-type: none"> • [REDACTED] ■ [REDACTED] ■ [REDACTED] ■ [REDACTED] <p>The board thanked RN for his engagement and indicated that he will be invited to return to the LDA board to discuss additional matters relating to the affordable housing policy.</p>	Section 29 - Deliberations of FOI Bodies
4.	<p>[REDACTED]</p> <p>[REDACTED]</p>	Section 29 - Deliberations of an FOI body, and Section 39 - Records relating to Research, and Section 40 - Financial & Economic Interests of the State
5.	Property Related Matters	
5.0	Property Related Matters Update Presented by the Head of Property	
5.1	<p>St. Teresa's Gardens Professional Fees – For Approval</p> <p>The Head of Property presented a proposal to the board, seeking approval to incur design fees to lodge a planning application on the subject site. [REDACTED]</p> <p>[REDACTED]</p> <p>The board noted that while there is significant risk relating to the LDA being eventually transferred the site and local political / stakeholder risk, that the risk was acceptable on the basis that [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>The board approved the request, subject to the above conditions and the design team tender results being sent to the board for review and</p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>Outcome of tender process to be sent to board for review.</p>

		Section 36 - Commercially Sensitive
5.2	    	Section 36 - Commercially Sensitive 
5.3	Property Update Report The paper was noted by the board.	
5.4	H2 2020 Property/Development Budgets for Approval The CEO outlined that the budgets provided set out what the agency expects to spend for the remainder of the year on capital projects and the overall project costs to planning lodgements. It was requested to augment the budget provided with other operational costs of the LDA.	Include overall agency budget at next board meeting
6.	AOB	
6.0	AOB The CEO noted that the Head of Finance will circulate an invite for the ad hoc board meeting to approve the accounts following the agency's engagement with the audit committee. The proposed date for the ad hoc meeting is subject to audit completion and a separate note and invite request will be sent to board members with additional information when available.	

	The next regular board meeting is scheduled for Tuesday, 28 th of July 2020.	
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