

Land Development Agency

Board Meeting of 3rd February 2020

Minutes of Meeting

Date	3 rd February 2020
Venue	The Land Development Agency, Ashford House, Tara Street, Dublin 2
Time	10am
Chair	John Moran
Other Board Members	John Coleman, Michael Stone, Tim Bouchier Hayes, Clare Costello, Michelle Norris, John O'Connor, Caroline Timmons, Conn Murray
Apologies	N/A
Attendees	Barry O'Brien, LDA (Items 3 and 4); Phelim O'Neill, LDA (Items 3 and 4); Catriona Lawlor (Housing Agency)
Minute Taker	Catriona Lawlor (Housing Agency)

No	Item	Action
1.	Board Preliminaries	
1.1.	<p>Disclosure of interests The Board were provided an opportunity to declare any interests in respect of the meeting contents.</p> <p>John O'Connor declared a conflict of interest with agenda item 3.2. – property update in relation to three Housing Agency sites due to be transferred to the LDA. John O'Connor left the room during the discussion of the sites.</p> <p>It was noted that John Moran has a connection to the [REDACTED] [REDACTED] [REDACTED]</p>	*Section 36 Commercially Sensitive
1.2.	<p>Review of December Board meeting minutes Minutes were agreed.</p>	
1.3.	<p>Matters Arising 01.05 – Develop LDA regional city strategies The CEO discussed approaching specific strategic areas within cities rather than a wider strategy for each city. Strategic areas being worked on at the moment include Colbert Station in Limerick, Sandy Road in Galway and * [REDACTED]</p> <p>The Board felt that it was important to have strategic plans for each city which would fit in with Project 2040, regional strategies and local</p>	*Section 29- Deliberations of FOI Bodies

	<p>development plans. Higher level city plans could incorporate the objectives from these documents as well as the LDA's particular goals. These plans could also help the LDA to provide input where local authorities are revising their local development plans. CEO agreed to pursue.</p> <p>04.01 Invite DHPLG representative to Board Meeting to provide an update on cost rental policy The CEO advised that it would be best to wait until a new government has been formed to invite a DHPLG representative.</p> <p>The Board requested that, as the national cost rental policy has yet to be finalised, the CEO bring a paper with details of the LDA's own proposed approach to cost rental to the next Board meeting.</p> <p>05.02 Arrange visits to key LDA sites It was agreed to organise visits to key LDA sites, pending availability, on the afternoon of the March Board meeting.</p> <p>08.02 Executive to develop strategic plan for publication The CEO advised that the strategic plan will be presented in draft at the March Board meeting and, following Board feedback, is scheduled to be published in April.</p>	<p>Develop high level city plans</p> <p>Paper on proposed LDA cost rental approach for next Board meeting</p> <p>Organise site visits after next Board meeting</p>
<p>2.0</p>	<p>CEO Update and 2020 Objectives</p> <p>1. Business Update The CEO presented a business update including updates on Shanganagh and Dundrum. The Board expressed a desire to visit the Dundrum site, being one of the LDA's flagship projects.</p> <p>* [REDACTED]</p> <p>Following on from the December Board meeting, the CEO presented a list of potential near-term affordable housing development opportunities for the LDA through partnerships with AHBs, LAs or private landowners.* [REDACTED]</p> <p>[REDACTED]</p> <p>The Board was supportive of the initiative but requested that the list be narrowed down to larger projects with a proven demand for housing in the area. It would be preferable to include a site outside of Dublin in the final considerations.</p> <p>2. Legislation</p>	<p>*Section 29- Deliberations of FOI Bodies</p> <p>*Section 36- Commercially Sensitive Information</p>

	<p>A discussion took place about the LDA's financial position given the delay in the enactment of the legislation and the calling of the general election. The need for certainty around the LDA's funding in advance of it signing contracts for significant financial commitments was emphasised. It was agreed that the CEO will explore alternative funding options for the LDA, cognisant of the need to enter into financial commitments in 2020 lest delivery be delayed.</p> <p>3. Update on Action Plan</p> <p>The Board commended the LDA team for progress made on the action plan since the previous Board meeting.</p> <p>Discussions on items 4 and 5 of the CEO Report were deferred until clarity could be brought to bear on the LDA's funding position and overall strategy / mandate, noting the current political situation.</p>	
3.	Business Update	
3.1.	<p>Operational Update – John Coleman</p> <p>Covered under previous agenda items.</p>	
3.2.	<p>Property Update – Phelim O'Neill</p> <p>Phelim O'Neill (LDA) presented an update on the LDA's primary portfolio covering Shanganagh, Skerries, Naas, St Kevin's, Dundrum, * [REDACTED], Dyke Road, Mullingar, Meath Hospital and Balbriggan.</p> <p>Members highlighted the importance of being able identify and communicate the main priorities of the LDA in designing housing. The "DNA of the LDA" should be visible in every scheme.</p> <p>The strategic sites at Colbert Station, Sandy Row,* [REDACTED] and * [REDACTED] were also covered.</p>	<p>*Section 29-Deliberations of FOI Bodies</p> <p>*Section 29-Deliberations of FOI Bodies</p>
4.0	Board Resolutions / Approvals	
4.1.	<p>Draft Investment Policy</p> <p>The CEO presented the LDA's draft investment policy for approval by the Board.</p> <p>It was noted that this policy just applies to commercial projects and not to non-commercial. Members felt that this point should be made clearer in the document and it needs to be clear that non-commercial projects are covered under policies elsewhere.</p> <p>* [REDACTED]</p> <p>[REDACTED]</p>	<p>Make changes to draft Investment Policy</p>

	<p>[REDACTED]</p> <p>* [REDACTED]</p> <p>It was agreed to bring the policy to the Investment Committee, taking account of the above views, and then refer it back to the Board. The two external nominees for the Investment Committee will be considered and potential options discussed at the next Board meeting.</p>	<p>*Section 29- Deliberations of FOI Bodies</p> <p>*Section 29- Deliberations of FOI Bodies</p> <p>Bring policy to Investment Committee</p>
<p>4.2.</p>	<p>Proposed site purchase [REDACTED]</p> <p>The Board emphasised the potential for affordable development on this site and its strategic location. The importance of adhering to the Public Spending Code was also highlighted.</p> <p>It was proposed by John O'Connor and seconded by Tim Bouchier Hayes to approve that the LDA advances the purchase of the site along the lines presented in the paper, but that the final commitment to enter into contractual commitments be deferred until the LDA's funding position becomes more clear. The proposal was resolved by the Board.</p>	<p>* Section 36- Commerically Sensitive Information</p>
<p>4.3</p>	<p>Fee proposal for approval – St. Kevin's Cork</p> <p>A discussion took place on the density of the development and the presence of car parking in front of the homes. The importance of identifying and adhering to core principals in LDA developments was emphasised by the Board. These core principals should make a development identifiable as an LDA development.</p> <p>The CEO agreed to discuss the parking issue with the designers but not to delay the project.</p> <p>Members felt that the total costs of bringing a development to planning could be made clearer on future papers.</p> <p>[REDACTED]</p>	<p>* Section 36- Commerically Sensitive Information</p>
<p>5.</p>	<p>AOB</p> <p>5.1 Code of Ethics</p>	

	<p>The CEO notified the Board that members will shortly receive a guidance note on the Code of Ethics and a statement of interests to complete. Members were keen that this be done without delay.</p> <p>5.2 Proposed Staff pension arrangements/CEO benefits</p> <p>The CEO raised the issue of uncertainty with pension arrangements once the LDA Bill is enacted. It was agreed to bring a proposal on pension arrangements to the Remunerations and Nominations Committee.</p> <p>The CEO's proposal for the LDA to lease a mid-range electric car for his usage in line with his employment contract was approved.</p> <p>Date of next meeting</p> <p>The next Board meeting is scheduled for Tuesday 3rd March.</p> <p>A question arose over the location of the 2020 Board strategy day and whether other meetings are to be held outside Dublin. CEO will confirm these locations and contact members.</p>	<p>Bring proposal on pensions to Remco</p> <p>Confirm locations of strategy day and meetings outside Dublin</p>
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