

Land Development Agency

Board Meeting of 7th April 2020

Minutes of Meeting

Date	7 th April 2020
Venue	Via conference call – Covid-19 Government restrictions in place re. work practices
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	None
Attendees	Phelim O’Neill (Items 3 and 4); Barry O’Brien
Minute Taker	Barry O’Brien

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 3.1 in relation to three Housing Agency sites due to be transferred to the LDA. The sites were not specifically discussed during the meeting.</p> <p>It was noted that John Moran has a connection to the [REDACTED].</p>	*Section 36-Commercially Sensitive Information
1.2.	<p>Review of March Board meeting minutes Minutes were reviewed and agreed, noting that the minutes should be updated to reference a declaration by the Chairman in relation to * [REDACTED]</p>	*Section 36-Commercially Sensitive Information

<p>1.3.</p>	<p>Matters Arising</p> <p>01.02 - Balanced Scorecard Development The CEO informed the Board that a draft scorecard had been developed and would be presented to the Board for comment at the May 2020 board meeting.</p> <p>04.01 - Invite DHPLG representative to Board Meeting to provide an update on cost rental policy The CEO proposed inviting a department representative to provide the board with an update at the May 2020 board meeting.</p>	<p>Include scorecard as an agenda item for May 2020 board meeting</p> <p>CEO to liaise with department</p>
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	<p>A wider board discussion took place in relation to the design approach and principles adopted or to be adopted in relation to existing or future LDA development projects.</p> <p>The board asked the CEO to provide the board with an overview of the key LDA design / development principles for future board discussion and review.</p>	<p>Draft design / development principles to be provided for board review</p>
<p>2.0</p>	<p>CEO Update</p> <p>The CEO presented his update report to the board</p> <p>The Covid-19 restrictions have resulted in all LDA staff working remotely. Working arrangements are generally working well in difficult circumstances. Short term challenges include potential delays to the * [redacted] scheme due to restricted access for key surveys as a result of HSE Covid-19 restrictions as well as anticipated delays to any proposed s.183 local authority land transfers. The CEO highlighted that there is risk of delays to progress on other sites due to similar issues.</p> <p>The LDA has engaged positively with stakeholders to ensure them that the agency remains committed to its mandate and is “open for business”.</p> <p>Staff recruitment is continuing with ten roles currently open and advertised. There may also be a potential to secure a senior public affairs professional from the NTMA on secondment to assist the agency on a short-term basis, which the board supported.</p> <p>The board emphasised the importance of public messaging in terms of the LDA’s work to date and its commitment to enabling future home delivery, particularly given the current economic context and the possibility of a short to medium term recession.</p>	<p>*Section 36- Commercially Sensitive Information</p>
<p>2.1</p>	<p>Draft Strategic Plan</p> <p>The CEO presented the outline of the LDA’s draft strategic plan for consideration and feedback. * [redacted]</p> <p>[redacted]</p> <p>[redacted]</p> <p>[redacted]</p> <ul style="list-style-type: none"> • [redacted] <p>* [redacted]</p> <p>[redacted]</p> <p>[redacted]</p> <p>[redacted]</p>	<p>*Section 29- Deliberations of Public Bodies</p> <p>*Section 29- Deliberations of Public Bodies</p>

	<p>[REDACTED]</p> <p>The board discussed the plan and made some recommendations.* [REDACTED]</p> <p>[REDACTED]</p> <p>* [REDACTED]</p> <p>The CEO agreed to prepare a further draft based upon the feedback and comments of the board members. The revised draft of the plan will be presented at the May 2020 board meeting.</p>	<p>*Section 29- Deliberations of Public Bodies</p> <p>*Section 29- Deliberations of Public Bodies</p>
<p>2.2</p>	<p>Covid-19 -Potential Future Impact</p> <p>The Chairman presented the board with an overview of the potential economic, political and wider societal consequences of Covid-19 as well as the potential policy responses.</p> <p>The board thanked the Chairman for his contribution and it was agreed, that whilst the short and longer term consequences of the Covid-19 pandemic were fluid and emerging, as a state agent involved in facilitating the delivery of housing, the LDA should be taking a leadership role in enabling delivery and supporting the wider construction sector.</p>	
<p>3</p>	<p>Property Update</p>	
<p>3.1.</p>	<p>Property Update – Phelim O’Neill</p> <p>Phelim O’Neill (LDA) provided an update in relation to the LDA’s property activities. In general, professional team engagement has been strong across projects and the LDA development team is seeking to move forward across work streams as outlined within the board report. Additional project risk factors have been introduced following the Covid-19 outbreak, such as ability to carry out surveys and changes in statutory approval timelines (planning).</p> <p>* [REDACTED]</p> <p>* [REDACTED]</p>	<p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 30- Functions and negotiations of FOI bodies</p>

	<p>* [REDACTED]</p> <p>* [REDACTED]</p> <p>The board acknowledged that there was a significant body of work underway, expressed its gratitude to the LDA team for progress being made, and again emphasised the importance of public messaging in this regard.</p>	<p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 30- Functions and negotiations of FOI bodies</p>
4	Investment Papers – For Approval	
4.1	<p>* [REDACTED] Proposed Approval In Principle</p> <p>Barry O'Brien (LDA) presented the paper to the Board. Assessment of the * [REDACTED] proposal is at the early stages (post initial assessment). The paper was presented to the board primarily to gauge the board's wider appetite in relation to the potential for the LDA to * [REDACTED]</p> <p>* [REDACTED]</p> <p>A wide-ranging board discussion took place. * [REDACTED]</p> <p>The board noted that the agency will need to take account of wider market and structuring considerations, particularly in areas such as public procurement.* [REDACTED]</p> <p>* [REDACTED].</p>	<p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 29- Deliberations of FOI Bodies</p> <p>*Section 29- Deliberations of FOI Bodies</p>

	<p>It was agreed that the executive would continue its due diligence work in relation to the * [REDACTED] proposal, acknowledging that any final decision to proceed further would be subject to an appropriate process.</p> <p>[REDACTED]</p>	<p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 29- Deliberations of FOI Bodies</p>
4.2	<p>Cost Rental Structuring Proposal</p> <p>Barry O'Brien presented a paper highlighting and evaluating the initial structuring options available in relation to the creation of an LDA cost / affordable rental vehicle. The paper was presented as a follow-on from the March 2020 cost rental board paper and the wider context of the LDA's ambition to create a cost rental platform.</p> <p>* [REDACTED]</p> <p>* [REDACTED]</p> <p>* [REDACTED]</p>	<p>* Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 30- Functions and negotiations of FOI bodies</p> <p>*Section 29- Deliberations of FOI Bodies</p>
5	Appointment of External Auditor	
5.0	<p>The CEO informed the board that Mazars emerged as the preferred tenderer following the completion of a public procurement process for the appointment of the LDA's external auditor.</p> <p>The Board approved the appointment of Mazars as Auditor, subject to the Audit Committee approving the audit plan and engagement letter.</p>	
6	Covid-19 Draft Risk Register	

6.1	A draft risk register was presented to the board for information purposes, covering operational matters and wider market considerations.	
7	AOB	
7.0 AOB	The next board meeting will be held at 10am 12/05/2020. Provisionally scheduled for LDA's offices at Tara Street, Dublin 2 but likely to be held via video conference, subject to Covid-19 restrictions.	

