



**nsw Federation of
Housing Associations inc**

ABN 86 488 945 663

Minutes

Board of Directors Teleconference

Held 12th June 2007

Meeting opened 12:00 pm

Welcome

Present: Mohamed Ibrahim, Stephanie Cunningham, Nick Sabel

Apologies: Beverly Wiggins, Coral Garrat, David Matthews, Ern Phang, Judith Beveridge, (Patrick Yeung, leave of absence)

In Attendance: Adam Farrar, Wendy Rockwell

1. Planning for the Future

This meeting was held to discuss the Planning for the Future document, prior to the meeting with Maura Boland at the Board meeting of 13th June, 2007. The Board was asked to indicate gaps or priorities to discuss with Maura.

Growth:

- Find out how 'locked down' the items in the plan are.
- Find out if this session is part of a consultation, or "information giving"
- Ask Maura what role she sees for the Federation, particularly around growth (and conversely, regarding diversity/fragmentation).
- The Federation should put on record that, while it recognises the political reality, the Federation should still make known any areas of concern, and should make it clear if there are any serious problems that are not being addressed, or rectified, the Federation will pursue change through political advocacy.
- While the CHAC has real ownership of the plan – remember that the CHAC is not representative of the sector (and also acknowledge individual participation via working groups) and this does not equate to wider consultation.
- With regard to targeting areas of need, how will they determine 'areas of need', and what is meant by 'proportional'.
- The Federation should also comment that the plan/target is a beginning, but should not be the whole growth strategy.



- 1.10 – explore approaches to rent setting (nothing will stack up without a stronger income stream).
- Also until CHLP issues are resolved, it won't stack up either.

Timing issues:

- The EOI's for debt equity have already started. They promised resourcing (ie capacity building) so everyone has an equal chance to apply. This has not occurred.
- Need to get information regarding a timetable - when things will roll out.
- The Federation should give the feedback, (from the member's survey), there is an 'appetite for growth' within all parts of the sector.
- The Department is shown to lead on all items (except the last point). Some items must be in partnership, if not the sector taking the lead role.
- Find out what the details are under each of the actions, or if it is even defined yet.
- Reconfiguring portfolios – even though assets may sit with Government, organisations need to take a lead on their own portfolios.
- It is critical that capacity building focuses on Affordable Housing too.
- Argue that growth funds should be used both to address high needs, AND, to build strong, viable organisations.
- Not comfortable with OCH developing strategies for low need area organisations

Stronger Communities:

- Clarify who will be the lead on some of these strategies.
- Find out if they are willing to fund community building, and how this will occur.

Viability & Sustainability:

- Main role for the Federation is to ensure the sector is healthy, and appropriately funded to be viable.
- 5.1 & 5.2 are about rent setting. (It is not appropriate for government to be rent setting for a private enterprise.)
- 5.13 – I.T. has a sector lead role – Does this mean “not their problem”?
- Seek clarification: Maintenance management – “unfunded maintenance liabilities” – isn't this already covered by Registration?
- Seek clarification: Amalgamation support
- Business Development Fund – new (?) We welcome this. Seek clarification exactly what it means.

Capacity & Confidence:

- There is a gap: they seem to be focussing on what may be novel, rather than ongoing core skills. It's missing a wholistic workforce strategy.
- Need to know their priorities & timeline (especially regarding capacity building).



- BACKGROUND ISSUE: If the entire environment becomes very competitive, this will inhibit sharing of ideas, expertise, and knowledge. And this will be a big issue for the Federation.
- 4.2 & 4.3 – would like to see in partnership.
- 4.5 – Reviewing reporting requirements/formats should be in partnership.
- 4.6 – should be led by government, or at least in partnership. Or, the government sharing data, and the sector deciding what to make public (REQUIRES MORE DISCUSSION, ie; what is made public).
- 4.7- 4.10: sector development strategy is very narrow. Need complementary strategies.
- 4.7 – “... and work to strengthen capacity in critical areas” – should be in partnership or led by the sector. Why is this relevant only to growth organisations?
- 4.8 – Put Federation stamp on this.
- 4.9 – Is this a substitution for Accreditation? (Find out where Accreditation appears.)?
- 4.10 – This has to happen as soon as possible, and in partnership.
- ADD new item (after 4.10?): something about “supporting a viable and sustainable industry”.
- 4.11 – need to share housing needs and housing ____ data with the sector.
- 4.12 – No problem. Question about resourcing – to do it effectively (including properly resourcing an industry body.)
- 4.13 – Evaluation Framework – who is it comparing with (ie state, national, international?)
- 4.14 – 4.16 – As long as this is resourced.

Meeting closed: 1.20 pm

