



**nsw Federation of
Housing Associations inc**

ABN 86 488 945 663

**Minutes
Board of Directors
Teleconference
Held 18 March 2009**

Meeting opened: 11.20 am

Welcome

Present: Karen Andrew, Greg Budworth, Mohamed Ibrahim, Nicola Lemon, John Nicolades, Nazha Saad, Nick Sabel (Chair)

Apologies: Toni Comber, Bobbie Townsend,

In Attendance: Adam Farrar

1. Declaration of conflicts of interest

None

2. Community Housing Advisory Committee (CHAC)

The Board noted that Nazha Saad had been appointed to the Community Housing Advisory Committee and offered her its congratulations. It also noted the composition of the new CHAC.

3. Social Housing economic stimulus package

Adam Farrar reported on the outcomes of the meeting between himself and Brian Murnane and Mike Allen and Leonie King. It was noted that Jenny Stewart was the other practitioner representative; but that there had been insufficient lead time for Jenny to attend.

Signed in accordance with s(28) of the Associations Incorporation Act

President:

Date:

Adam reported that Mike Allen has agreed:

(a) Land and housing packages EOI

While Housing NSW will assess all EOIs and procure the stock (with very strong oversight during the development process), it will be possible for housing associations who are in negotiation with developers about presales (this might have been part of NRAS 2 or Social Housing Growth projects) to put in a joint EOI between the developer and the association. This means that the association would directly take on the management/ asset without Housing NSW allocating it after it is produced.

Mike also said that developers who had reached agreements with providers for NRAS 2, or social housing growth tenders will not be able to drop these and tender directly for the stimulus funds. Again, we don't know how this will be ensured.

(b) New development

Mike has not agreed to use any of the stimulus funding for new build (planned for redevelopment sites) to allow the sector to undertake development projects. However, he has committed to making some of the business as usual funding available for development proposals. Again there is no quantum around this.

(c) Influence over decisions about properties that come across to the sector

Mike has accepted that there providers need to be involved in decisions about properties they will management and (probably) own. This will involve identifying the eventual recipient of properties early in the process. There will need to be further discussions with Stephen McIntyre.

However, the sector will be involved in two ways in the steps before this.

The first is that there will be sector reps on the assessment panels for the land & housing/ development EOIs. Leonie has undertaken to get back with more detailed information on the process for this.

The second is on 'project control groups'. Each group will oversee a number of the projects – on the redevelopment side and on the land & housing/ presale projects. Providers will be contacted by divisions (some have already started). We will be seeking more information from Pauline McKenzie who is responsible for this process.

4. Priority risks

Adam introduced the Priority risks for 2009 proposed by the Audit & Risk management Committee after its review of the current priorities. It was noted that the 'priority risks' were all those risks in the total risk framework identified as high probability and high impact.

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A number of specific issues identified for discussion by the board, relating to the significance of risks of lack of sector cohesion were noted.

The board decided that the current list of priority risks was too long. It was agreed that priority risks should be those risks the board would want to have a high awareness of.

It was agreed that a shortened list of only those risks that meet this criterion would be brought back to the next board meeting.

ACTION: Adam to bring back a shortened list of priority risks for the next board meeting

5. Policies

Policy number 1 – Developing a Policy – and 2.1 – Travel Policy

Motion: That policies Nos 1 & 2.1 be approved.

Moved: Greg Budworth **Seconded:** Mohamed Ibrahim **Accepted**

Policy number 1.10 – Flexible Workplace

This policy was discussed. The board agreed that the section providing for sick children at work was inappropriate. It was agreed that this section would be deleted and that the policy be represented to the next board. The board asked that it be made clear to staff that the reason for this was a concern for staff well-being and not to limit staff flexibility.

ACTION: Adam to bring back Policy 1.10, with the deletion of the section on sick children at work for approval

Meeting closed: 12.50 pm

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President:

Date: