

**TAFF HOUSING ASSOCIATION
BOARD BRIEFING
28.01.2016**

AGENDA ITEM		OUTCOME
16.03	Matters Arising:	All on future agendas
16.04	Welsh Housing Quality Standard (WHQS) Compliance Policy	Approved to comply with WG requirements. Members were pleased to note achievement of the standard in 2013, and the very low number of 'acceptable fails' – 8 out of over 1300 homes.
16.05	Rent Tables 2016/17	These were approved in line with the WG rent regime, generally meaning an uplift of 1.4% for social rented properties. Some rises are slightly higher, and some rents have been frozen.
16.06	Pensions Scheme	A new career average scheme will be made available to new and existing staff.
16.07	Use of Company Seal	Approved
16.08	Chief Executive's Report	An update on regulation was given, including the focus of the newly appointed Regulatory Board. Changes to the Council's Allocation Policy were noted. The Homes for Wales campaign was discussed and the date for the rally noted. Our retention of IIP Gold was noted, as was the resignation of one of our Tenant Board Members due to ill health.
16.09	Performance Report: Support Services	An increase in voids at the hostels was reported, due to CCC's new referral process. Discussions are on-going with the Council to improve this. Main outcomes for support clients have been around accommodation, money, mental & physical health, safety & wellbeing. An update on latest position with contracts was given, and also a policy update.
16.10	Business Critical Indicators	Noted
16.11	Audit Committee Minutes 26.11.15	Noted
16.12	Any Other Business	None