

**TAFF HOUSING ASSOCIATION
BOARD BRIEFING
26.05.16**

AGENDA ITEM		OUTCOME
16.55	Matters Arising:	All complete or in progress.
16.56	Audit Plan Pack & FRS 102	The Board welcomed Harri Lloyd-Davies from our External Auditors. Harri explained the process for the audit of the Financial Statements. He also outlined the areas affected by IFRA102 (new reporting requirements) and confirmed it was an issue that all Boards were struggling with at present. The Chair, who is a qualified accountant, suggested a small group of members should work with Director of Finance, and Harri to gain a good understanding of the changes in preparation for the publication of the statements.
16.57	Risk Management Report	The risk register was noted, and Members confirmed that the main risks have been regular agenda items for some time, and would continue to be so. The potential impact of Brexit was added, and the Risk Strategy approved.
16.58	Financial Report: Q4	This was all very much as predicted, so was noted and approved.
16.59	Fire Safety Report	Members noted progress on risk reviews and the consequent works programme. The reporting format is in the process of being revised, to make it easier for Board to scrutinise effectively.
16.60	Write off of Irrecoverable Debts	Approved £1,643.
16.61	Use of Company Seal	Noted and approved
16.62	Locality Investment Report	Board received a detailed presentation from Adrian Leen on the current situation in terms of sales, staffing, product development and future plans. A small group of Members will be working with Locality to support them in their next phase of development.
16.63	Unit 2 Alexandra House Lease	Noted and approved new tenancy.
16.64	Chief Executive's Report	Noted Regulator's comments and his attendance at July Committee. Update on make-up of Welsh Government and possible impact. Noted successful award of Stakeholder Survey work. Also updated progress on transformation plans.
16.65	Performance Report: Customer	Arrears remain low, but too early to assess full

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	Services	impact of Welfare Reform. Voids numbers and costs down significantly. Allocations on track. New DLU plans all on track. Members congratulated staff on Jobs & Training programme successes.
16.66	Business Critical Indicators	Most on track. Absence figures a little higher than target, affected by 7 long term absences, 5 of whom have now returned to work.
16.67	Any Other Business	Letter from John Ramsay thanking members for his leaving gift of a food hamper.