



PUBLIC MINUTES
of the Board meeting
on Tuesday 15 April 2025
Conference Room 4, 2 Marsham Street, London

Present

Bernadette Conroy (BC)	Chair
Fiona MacGregor	Chief Executive
Jo Boaden (JBo)	
Kalpesh Brahmabhatt (KB)	
Deborah Gregory (DG)	
Richard Hughes (RH)	
Sukhvinder Kaur-Stubbs (SK-S)	
John Liver (JL)	
Geoff Smyth (GS)	

In attendance

Jim Bennett (JBen)	Assistant Director, Policy, Strategy and Impact (for Will Perry) Chief
Kate Dodsworth (KD)	of Regulatory Engagement
Angela Holden (AH)	Director of Regulatory Engagement (LARPs)
Robert Holroyd (RHo)	Assistant Director, Investigation and Enforcement (for Harold Brown)
Emma Tarran (ERT)	Senior Assistant Director, Head of Legal & Company Secretary
Jonathan Walters (JW)	Deputy Chief Executive

Minutes

Christine Kitchen	Board Secretary
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- 1 Welcome and apologies**
01/04/25 There were apologies from board member Robert Light (RL) and executive officers, Karen Doran (KED), Richard Peden (RBP), Will Perry (WP) and Harold Brown (HB).
- 2 Declarations of interest**
02/04/25 There were no new declarations of interest.
- 3 Minutes of meeting 18 March 2025**
03/04/25 The confidential and public minutes from 18 March 2025 were considered and AGREED.

4	Matters arising	
04/04/25	Members considered the matters arising and it was AGREED that the actions that were agreed from the away-day workshop session will be added to the forward planner and/or matters arising.	JW/CK
5	Board forward planner	
05/04/25	Members considered the forward planner and as stated above, there will be additions to the planner based on the actions from the board away-day.	
6	Chair's update	
06/04/25	<i>Government review of ALBs:</i> Members were aware of this review, however BC advised that the important thing is that we remain focussed and continue to deliver effective regulation. FM confirmed BC's message about our specific remit.	
07/04/25	<i>NED recruitment:</i> BC provided an update. Members will be advised as more information is received.	
08/04/25	<i>Publications:</i> BC confirmed that members had been sent the policy and media update. She also noted the recent specialised supported housing publication. Members agreed both were very informative.	
7	ARAC Chair update	
09/04/25	JL gave members an overview of the ARAC meeting that had taken place the day before.	
10/04/25	<p>NAO: NAO officers presented their audit plan for the regulator and discussed the scope of the 2024-25 audit. They advised that in addition to the risks considered last year:</p> <ul style="list-style-type: none"> • <i>Presumed risk of management override of controls, and</i> • <i>Valuation of defined benefit pension assets and liabilities and scheme changes in year,</i> <p>a new risk has been included: <i>Registered Provider Fee income</i>. This proposal has been driven by the International Auditing Standard (IAS) 240, concerning the risk of fraud in revenue recognition. The Committee accepted the proposed audit plan and scope of audit. It was agreed that both the NAO and the RSH will work to find ways of making savings and we expect a paper from the NAO on achievable efficiencies at the next meeting. Mike Newbury advised the Committee that he was moving to a new role, and a replacement Engagement Director has been identified and will arrange to meet with both JL, as chair of ARAC, and FM as AO.</p>	
11/04/25	<p>GIAA: GIAA officers presented their 2024-25 progress report which confirmed four of the five scheduled audits have been completed. The four completed audits were (with ratings):</p> <ul style="list-style-type: none"> • Consumer Standards: delivery of 2024 targets (Substantial) • Registrations (Moderate) • Governance and Whistleblowing (Substantial) • Procurement and payment controls (Moderate) <p>The last audit on Consumer Regulations: resourcing and resilience is completed and the final report will be presented to the July ARAC meeting.</p>	

12/04/25 The 2025-26 internal audit plan was also considered and GIAA advised that there is flex built into their planning.

The MOU and IA Charter were considered and assurance given that these will be signed and returned.

13/04/25 **Internal reports:** the Committee received a report on procurement exceptions relied on during the year. JL confirmed that all the procurements had been detailed in the report and that the Committee had raised no concerns. ARAC also received the annual report on Counter fraud, bribery and corruption which highlighted mainly small travel and subsistence errors, but overall, no areas of concern. JL advised that we are compliant with the Government framework to comply or explain in relation to the functional standards, and GIAA were content with this approach.

8 CEO update

Key issues for discussion:

15/04/25 *Public Bodies review and ALBs, Regulators and Growth:* this had been previously discussed.

16/04/25 *Spending Review:* FM provided an update.

17/04/25 BC asked about the sector's position on possible future funding, and FM said that it would be welcomed. However some providers will be better placed than others to deliver new development. There is particular pressure on providers in London who, in general, may have less capacity to develop, given building remediation issues. In answer to a question, KD said that while supporting the Government agenda to deliver new homes is important, we cannot set priorities for individual registered providers. Health and safety works and connected costs are not negotiable, so there always needs to be a balance struck by providers between investment in existing stock and new supply.

18/04/25 In respect of supply of new homes, and the growth agenda, JW confirmed that we have regular, constructive conversations with HE and with providers on new supply, but there has not been a noticeable increase in requests to be registered with us. Management gave assurance that we will continue to monitor developments and act within our remit.

20/04/25 *Government response to Grenfell inquiry phase 2:* members had noted the Government's report and the actions it sets out, and noted that there were no specific actions for the regulator. There was a reference to the RSH delivering inspections.

21/04/25 *Q3 quarterly survey:* the third quarter's survey results have been published. Themes remain similar to themes in previous quarters.

22/04/25 *Q3 Fire remediation survey:* the third quarter's results show that providers are continuing to take action and make progress. Board members discussed the position in relation to progress on fire remediation in high rise buildings and noted the difficulties this can cause for shared-owners and leaseholders who wish to

sell. JW cautioned that low rise as well as high rise buildings are affected by fire safety risks.

23/04/25 *MOU with Building Safety Regulator (BSR)*: members were advised that there will be a joint launch of the MOUs with both the BSR and the Housing Ombudsman Service (HoS). FM confirmed that both MOUs emphasise the importance of information sharing and joint working. The MOUs will also provide additional clarity for the public about respective roles.

24/04/25 *VfM metrics and reporting*: members noted the update and the information about ongoing work in this area to ensure we are making best use of the data. BC said we will need to ensure that this does not become a cost objective and JW agreed that it is not simply about costs.

9 Any other business

25/04/25 There were no other matters of business to discuss.

Date of next meeting: 20 May 2025

26/04/24 A series of workshops took place on the same day.