

From: Tony McGuinness
Sent: 08 February 2016 14:48
To: Wilson, Lucia
Subject: Re: Meeting

Hi Lucia

As you will appreciate, the proposed appointment would be problematic for me. My main points are below.

I led phase 1 of the NIHE land disposals review project. We looked at c20 cases in detail. Aside from the breaches of controls mentioned in the Audit Office report, we found that:

- The Housing Executive's official seal was meant to be held under lock and key at HQ. A copy was made and held offsite at the Land and Property office.
- Following a meeting between Land & Property and Finance, the Housing Executive's accounting policy was changed. The effect of the change was that monies due from disposals subject to planning permission, such as Annadale, no longer appeared on the debtors ledger.
- Senior officers, who were meant to be overseeing compliance, were instead personally progressing cases which did not comply with procedures.

Two cases which do not appear in the Audit Office report illustrate how people could be affected by Housing Executive conduct.

- At Skegoneill, a developer wanted to acquire a site to build apartments. There were 4 or 5 privately owned and occupied houses on the site. The file recorded that the owners did not want to sell up. Also that the Housing Executive acquired the houses under threat of vesting for redevelopment: and sold them on to the developer.
- At Ligoneil, developers were interested in lands which needed a bridge built across a river for access. 4 NIHE pensioners bungalows were vacated and demolished to provide the access. The file recorded that the tenants did not want to leave. Also that one developer already had a site which could provide access. The bridge was later built using Housing Association funding.

I hope the information is helpful to the Committee. If I can be of further assistance, please let me know.

Tony McGuinness