

PUBLIC MINUTES

of the Homes England Board Meeting held at 10.30am on Thursday 29 November 2018 at Windsor House, London

Present:

Simon Dudley	Chair
Nick Walkley	Chief Executive
Keith House	
Richard Blakeway	
Stephen Bell	
Teresa O'Neill	
Duncan Sutherland	
Ceri Smith, UKGI	

Items 1-7d

In attendance:

Bayo Dosunmu	Executive Director of the Homes England Development Programme	
Tom Walker	Deputy Chief Executive	
Chantal Geall	Chief Risk Officer	
Stephen Kinsella	Executive Director Land	
Isabella Freeman	General Counsel	
Jane Castor	General Manager Finance & Performance	
Amy Casterton	Chief of Staff	
Kirk Howe	General Manager - Fund Devt, Perf & Ops	
Mike Wiltshire	General Manager Strategy and Performance	
Joe Sarling	Head of Research and Analysis	Item 6
Kate Stansfield	GVA	Item 7d
Harry Swales	General Manager - Investment Products, Markets & Strategy	Item 8
Demetrios Georgiou	Head of Credit – Guarantees	Item 8
Ben Jenkinson	Head of Product Development	Item 8
Edward Jezeph	Transaction Manager	Item 8
Iain Brookes	Chief People Officer	Item 9
Mary Carter	Board Secretary	

Apologies

01/11/18 Edward Lister sent apologies. Simon Dudley Chaired the meeting.

Item 1 Minutes of Previous Meetings

02/11/18 The minutes of the previous meeting were agreed as a true record.

Item 2 Matters Arising

03/11/18 Members NOTED the matters arising.

Item 3 CEO Update

04/11/18 The Chief Executive updated members on key developments since the last Board meeting, including the positive market reaction to Homes England's Strategic Plan, the publication of the Framework Document, implementation of the 2018/19 Pay Award, and a stronger rhythm of Ministerial and Departmental meetings.

05/11/18 Members NOTED the report.

Item 4 Performance Report

06/11/18 The General Manager Finance & Performance presented the performance figures for the period to 31 October 2018 and estimated year-end outturns for the year ended 31 March 2019.

12/11/18 The General Manager Finance & Performance reported that revised performance indicators would be circulated in December, including four new KPIs. These would then evolve month by month, alongside existing performance reporting.

JC

13/11/18 Members NOTED the report.

Item 5 Committee Minutes

14/11/18 The Minutes of the Credit & Risk Committee of 15 November 2018, and the Programmes & Projects Committee meetings on 5 November 2018 and 15 November 2018 were noted.

Item 6 Early Warning Indicators/ Market Analysis

15/11/18 The Head of Research and Analysis presented an updated version of the new Early Warning Indicator report, which described the rationale and purpose of Homes England's Early Warning Indicator (EWI) system; and set out the findings from the November Market Overview report. The report incorporated several new features, as a result of Board members' suggestions the previous month.

17/11/18 Members welcomed the report, and suggested further possible enhancements

18/11/18 The Board NOTED the findings from the November EWI report.

Item 7a Development Programme: Operating Model Proposals

19/11/18 The Chief Executive recapped the key elements of the new

Operating Model, the overall timeline for change, and explained how he planned to work on designing the leadership layers of the organisation up to Christmas 2018, and his timetable for change into the next financial year.

20/11/18 Members ... were supportive of the Chief Executive's planned approach.

21/11/18 Members NOTED the report.

Item 7b & 7c Development Programme: Digital Strategic Outline Business Case and Digital Transformation – Next Steps

22/11/18 The Executive Director Homes England Development sought members' agreement to the commissioning of further work to improve IT systems in 2018/19.

26/11/18 The Board APPROVED additional expenditure.

Item 7d Development Programme: Accommodation Strategy Strategic Outline Business Case

27/11/18 Kate Stansfield of GVA outlined the Accommodation Strategic Outline Case (SOC), which was designed to align with the agency's new operating model and rate of recruitment.

30/11/18 The Board ENDORSED the Strategic Outline Case for submission to the MHCLG Investment Sub Committee on 5 December 2018.

Item 7e Development Programme: Northstowe Office Decision

31/11/18 The Executive Director Homes England Development updated the Board on the progress that had been made in planning a new office at Northstowe.

32/11/18 The Chief Executive considered that this initiative was an important sign of the agency's confidence, and would also provide significant operational benefits.

33/11/18 Members NOTED the report.

Item 8 New Guarantees Programme

34/11/18 The General Manager, Products and Markets updated members on progress to date with developing a three strand approach to deploying new housing guarantees, utilising the funds announced by

the Chancellor.

37/11/18 Members NOTED the update.

Item 9 People Survey Results

38/11/18 The Chief People Officer presented the initial, high level results of the 2018 People Survey, which showed positive progress. Action was underway as part of the Development Programme, to help to address areas that remained of concern. A more detailed analysis of the results, which will also identify areas for further action, would be provided in January 2019.

BD

41/11/18 Members NOTED the initial results.

Item 10 Land Overview

42/11/18 Members NOTED a tabled presentation giving an overview of progress with the Land programme.

Item 11 Any Other Business

42/11/18 The Chief of Staff reported that the tender for the Board Effectiveness Review had been issued, and the Review would take place in January/February 2019.

42/11/18 The Chief Executive updated members on progress with interim and permanent recruitment to senior posts.

Date of next meeting: 29 November 2018.

Chairman's signature:

Date: