

PUBLIC MINUTES

**of the Programmes & Projects Committee
of the Homes England
held at 10.00am on Thursday 12 April 2018 at
Room 5.2, Windsor House**

Present:

Sir Edward Lister	Chairman
Keith House	
Richard Blakeway	
Simon Dudley	
Nick Walkley	Chief Executive Officer
Chantal Geall	Chief Risk Officer

In attendance:

Bayo Dosunmu	Director of Homes England Development Programme	
Stephen Kinsella	Executive Director - Land	
Isabella Freeman	General Counsel, Legal	
Kirk Howe	General Manager, Fund Development, Performance & Operation	
Demetrios Georgiou	Head of Approvals	Item 2
Ewa Cowling	Senior Specialist - Guarantees	Item 2
Paul Morgan	General Manager – Land	Item 8
Venn Partners		Item 2
Rory Smith	Assistant Board Secretary	

Apologies

01/04/18 There were apologies from Gordon More, Chief Investments Officer.

Item 1 Declarations of interest (verbal)

02/04/18 The Chair declared an interest in Westferry Printworks scheme, a decision taken at Investment PE and detailed in item 6. *Investment PE – Forward Pipeline & Approvals*. In his previous role as Deputy Mayor of London, the Chair was the signatory on the s.106 agreement for this scheme.

03/04/18 The Committee were content this did not constitute a conflict of interest.

Item 2 PRS Guarantees

04/04/18 The Committee considered a new Private Rented Sector Guarantee Scheme application (PRSGS28), for recommendation to the Secretary of State.

11/04/18 The Committee recommended that FSCI **DECLINE** the project.

Item 3 Minutes of the Programmes & Projects Committee meeting on 8 March 2018

12/04/18 The minutes of the Programmes & Projects Committee meeting on 8 March 2018 were **APPROVED** as a true record.

Item 4 Matters Arising

14/04/18 The PRS Guarantee scheme had been extended to December 2018 and a pipeline of applications would be brought to the Committee in June/July.

CG

15/04/18 The Chief Executive Officer gave a further update on Taylor Wimpey's activity in relation to leasehold remediation.

Item 5 PRSGS Bond 5 Gateway

16/04/18 The Licence Agreements entered into by MHCLG with external delivery partners for both Housing Guarantees Schemes (Affordable Housing and PRS) required that capital raising proposals were submitted for consideration and approval by the Guarantor (MHCLG) in the form of 'Gateway Proposals'. These would be considered by Homes England in the first instance with a subsequent recommendation to approve or not made to the Secretary of State. If the SoS approves, MHCLG would then issue

a formal Gateway Approval and, in due course, a Debt Capital Guarantee.

Members enquired into the timescale for the approval process for item 2. A broad timescale was given and the Committee requested an update at the next PPC meeting.

CG

17/04/18 The Committee **RECOMMEND APPROVAL** of a Gateway Proposal for up to £300m PRSGS bond issuance.

Item 6 Investment PE – Forward Pipeline & Approvals

18/04/18 The General Manager, Fund Development, Performance & Operation presented the paper which provided members with an oversight of Homes England Investment decisions made under delegated authority and the forward pipeline of investment decisions.

19/04/18 He drew the Committee's attention to Westferry Printworks and the risks surrounding the project. It was decided that the decision on Westferry Printworks would be escalated to PPC.

GM

20/04/18 The Committee **NOTED** the paper.

Item 7 Land PE – Forward Pipeline & Approvals

21/04/18 The Executive Director - Land presented the paper which provided Members with an oversight of Land Project Executive decisions made under delegated authority and the forward pipeline of land decisions.

22/04/18 He presented a series of charts detailing the year end targets and outcomes. The Committee asked for this to come to each PPC meeting as part of the Land PE item.

SK

23/04/18 Alongside the Committee, he thanked the Land team for their efforts for year end. He reiterated the need for continuous delivery in the year and that a more significant half year target needed to be in place.

24/04/18 The Committee **NOTED** the paper.

Item 8 Multidisciplinary panel

25/04/18 The General Manager – Land presented the paper which sought approval for the re-procurement of the Multidisciplinary Technical Services Framework, with associated specialist Lots, ready for the expiry of the current framework in November 2018.

26/04/18 Members were pleased with that the evaluation of initial Tenders would have equal focus between price and quality and they believed this was the right approach to deal with the increased work the organisation was undertaking.

27/04/18 The Committee **APPROVED:**

- The procurement of a replacement for the Multidisciplinary Framework including the proposed sub divisions to provide specialist services.
- That the evaluation of initial Tenders should be based on 50% price and 50% quality to reflect Homes England's requirement for quality services.

The Committee **NOTED:**

- The increased resources necessary to procure and manage a new Framework subdivided into specialist Lots
- Progress that has been made on the procurement of the Property Framework.

Item 9 Landholdings by Operating Area – presentation by Karl Tupling

28/04/18 The General Manager, Midlands gave a presentation regarding the profile of Homes England land in the North West Operating Area, describing the current focus, characteristics of the land portfolio, market challenges and the range of delivery outcomes achieved. The current portfolio of the North West was £194 million.

29/04/18 He gave an overview of the North West Operating area reported that the operating area had a huge amount of population growth with 41 local authorities and that there was an appetite for devolution and that the North West represented 25 – 26% of the national housing target. The team were focussing on linking regional challenges and opportunities to national objectives and plans.

30/04/18 The Committee discussed Liverpool. The Deputy Chief Executive Officer had met with the Mayor of Liverpool during MIPIM. The combined authority had been staffing up the team and now had a draft delivery plan in place. The Committee agreed that Homes England would have a strategic role to play in helping Liverpool to increase its housing delivery.

31/04/18 The Committee **NOTED** the presentation.

Item 10 Any Other Business

32/04/18 There was none

Date of Next Meeting

33/04/18 The next meeting of the Programmes & Projects Committee would take place on Thursday 10 May 2018.

Chairman's Signature:

Date:

WITHDRAWN