

PUBLIC MINUTES

of the Investment Committee of Homes England held at 9.30am on Thursday 17 January 2019 at Room 5.2, Windsor House

Present:

Sir Edward Lister	Chairman
Richard Blakeway	
Simon Dudley	
Duncan Sutherland	
Nick Walkley	Chief Executive Officer

In attendance:

Stephen Kinsella	Executive Director – Land	
Isabella Freeman	General Counsel, Legal	
Gordon More	Chief Investments Officer	
Paul Murphy	Deputy Chief Risk Officer	
Justin Oldham	Head of Governance	
Patsy Cusworth	PR & Media Manager	
Gareth Blacker	General Manager – Infrastructure and Complex Projects	
Lucy Blasdale	Head of Accelerated Delivery	Items 4a-4b
Matthew Wackett	The Development Manager, Accelerated Delivery	Item 5
Anastasija Clayton	Senior Specialist, Accelerated Delivery – <i>by telephone</i>	Item 6
Deborah Vogwell	The Senior Specialist – Disposals	Item 7
Terry Fuller	The General Manager - Large and Priority projects	Item 8
Mike Goulding	Head of Large/Priority Projects – <i>by telephone</i>	Item 8
Ross Nicolson	Head of Estate Management, Land	Item 9
Anna Payton	UKGI	
Rory Smith	Assistant Board Secretary	

- 01/01/19 There were apologies from Keith House and Bayo Dosunmu.
- 02/01/19 The Chair introduced Anna Payton, who was observing from UKGI and Justin Oldham, who had recently joined Homes England as the Head of Governance.
- 03/01/19 The Chair updated the Committee on procurement for the Board Effectiveness Review.
- Item 1 Minutes of the Programmes & Projects Committee meeting on 10 December 2018**
- 04/01/19 The minutes of the Programmes & Projects Committee meeting on 10 December 2018 were **APPROVED** as a true record.
- Item 2 Matters Arising**
- 05/01/19 The Head of Credit Risk highlighted progress under the Private Rented Sector Guarantee Scheme
- 06/01/19 Simon Dudley gave an update on Lodge Hill.
- 07/01/19 The Executive Director – Land gave an update on Burgess Hill.

SK

- 08/01/19 The Committee **NOTED** the matters arising.
- Item 3 Declarations of Interest - verbal**
- 09/01/19 Ric Blakeway declared an interest in item 5. *Appleton Cross Disposal* as he undertook some consultancy work for Barratt, London although this was for a different part of the Barratt business than the one involved with the project. The Committee were content that this did not constitute a conflict of interest.
- 10/01/19 There were no other declarations of interest.

Item 4 Land PE – Forward Look & Approvals

- 11/01/19 The Executive Director - Land provided members with an oversight of Land Project Executive decisions made under delegated authority and the forward pipeline of Land decisions

- 13/01/19 Members asked that there was a briefing on LAAC, particularly for new members.

SK

- 14/01/19 The Committee **NOTED** the paper.

Item 4a Land at Rushcliffe

- 15/01/19 The Head of Accelerated Delivery presented the paper which sought approval for the investment for land acquisitions, SDLT and associated

fees/costs to secure the acquisition of the Fairham Pastures scheme at Rushcliffe, Nottinghamshire.

16/01/19 Members believed this was a strong scheme that would unlock a stalled site.

18/01/19 The Committee **APPROVED** to the site assembly and delivery strategy in the paper and endorsed the Land PE investment approval.

Item 4b BCU Campus Perry Barr, Birmingham (2022 Commonwealth Games)

19/01/19 The Head of Accelerated Delivery gave a verbal update on the BCU Campus Perry Barr site. This site had been earmarked as an area for the development of an athlete's village for the 2022 Commonwealth Games. The agency had identified a site in Digbeth that the city council owned, which the agency would purchase as it disposed of the BCU Campus Perry Barr site to the city council. A deal to purchase the site had been approved at a Land Project Executive meeting and was coming to Investment Committee for information.

20/01/19 The Executive Director – Land informed the Committee that acquiring the Digbeth site would give the agency a critical mass of Land that units could be developed on. The dealings between the city council and the agency had also started conversations on how the two could work together in the future. The Committee joined the Executive Director – Land in commending the work the Head of Accelerated Delivery had done on this deal.

21/01/19 The Committee **NOTED** the update.

Item 5 Appleton Cross Disposal

22/01/19 The Development Manager, Accelerated Delivery presented the paper which sought approval for the disposal of Homes England's land at Appleton Cross (18.48ha), south Warrington, to Barratt Developments PLC (BDW Trading Ltd).

23/01/19 Members believed this was a good site, in a strong area of economic growth situated within commutable distance of Liverpool, Manchester and Preston. They were also pleased that the agency's intervention and release of greenfield land would open up other potential developments in the surrounding area.

24/01/19 The Committee **APPROVED** disposals of the agency's landholdings known as 'Appleton Cross', south Warrington, comprising 18.48 hectares of greenfield land, to Barratt Developments Limited.

Item 6 Avenue Coking

25/01/19 The Senior Specialist, Accelerated Delivery presented the paper which sought approval for the disposal of parcel 2847 to NEDDC.

26/01/19

27/01/19 The Committee **APPROVED** the disposal of parcel 2847 to NEDDC. The

Committee also **APPROVED** an increase to the Avenue Project budget, subject to endorsement by MHCLG Investment Sub-Committee and Treasury.

Item 7 Asbestos Panel

28/01/19 The Senior Specialist – Disposals presented the paper which sought approval to appoint 7 suppliers to the new Asbestos Services in Buildings / Structures Framework. The team had undertaken single stage procurement which had resulted in 37 bids.

29/01/19 Members enquired into whether each region of the England would be covered by the proposed suppliers on the framework. The Senior Specialist – Disposals was confident that as all of the proposed suppliers operated nationally that each region would be covered.

30/01/19 The Committee **APPROVED** the appointment of the 7 new Framework Members as listed in the paper.

Item 8 Northstowe Phase 2a

31/01/19 The General Manager - Large and Priority projects presented the paper which updated the Committee on Northstowe Phase 2A

33/01/19 The Committee **NOTED** the paper.

Item 9 Procurement of the Estate Managements Panel

34/01/19 The Head of Estate Management, Land presented the paper which sought approval for the re-procurement of the Rural Management (RM) Framework and Land & Risk Management (L&RM) Framework in advance of the expiry of the current frameworks in December 2018 and March 2019 respectively.

35/01/19 The Committee **APPROVED:**

- the procurement of the Rural framework, under the new property framework or, alternatively, as a standalone framework.
- the re-procurement of the Land & Risk Management framework.

Item 10 Investment PE – Forward Look & Approvals

36/01/19 The General Manager – Infrastructure and Complex Projects presented the paper which provided members with an oversight of Investment Project Executive decisions made under delegated authority and the forward pipeline of Investment decisions.

37/01/19 He drew Members attention to a number of largescale projects that the Investment team was progressing

38/01/19 The Committee **NOTED** the paper.

Item 11 PRS – Build to Rent Update

39/01/19 General Manager – Infrastructure and Complex Projects presented the

paper which gave the Committee an overview of the PRS/BtR market and the Homes England activity in this sector to date and considered the opportunities for further Agency activity.

40/01/19 The Committee **NOTED** the update and asked the agency to consider the opportunities for further participation in the market which were set out in the paper.

Item 12 Any other business

41/01/19 There was none.

Date of Next Meeting:

42/01/19 The next meeting of the Investment Committee would take place on Thursday 14 February 2019.

Chairman's Signature:

Date:

WITHDRAWN