

PUBLIC MINUTES

of the Board meeting
held at 9.30am on Thursday 26 July 2018 at
The Building Centre, Store Street, London

Present:

Edward Lister	Chairman
Nick Walkley	Chief Executive
Simon Dudley	
Richard Blakeway	
Simon Dow	
Keith House	
Teresa O'Neill	

In attendance:

Chantal Geall	Chief Risk Officer	
Gordon More	Chief Investments Officer	
Bayo Dosunmu	Executive Director, Homes England Development	
Stephen Kinsella	Executive Director – Land	Items 4-14
Isabella Freeman	General Counsel	
Jane Castor	General Manager Finance & Performance	
Amy Casterton	Chief of Staff	
Fiona MacGregor	Director of Regulation	
Mike Wiltshire	General Manager – Strategy and Performance	Item 8
Shaun Harley	Head of Comms and Government Relations	Item 9
Danielle Gillespie	General Manager – North West	Item 10
Russell Dixon	Senior Specialist - Land Portfolio Management	Item 10
Gareth Blacker	General Manager Infrastructure and Complex Projects	Item 11
Nick Linfield	Senior Transaction Manager	Item 11
Ceri Smith, UKGI	Observing on behalf of MHCLG	
Mary Carter	Board Secretary	

Apologies

01/07/18 Apologies were received from Stephen Bell.

Item 1 Minutes of the Previous Meeting

02/07/18 The minutes of the Board meeting on 21 June 2018 were agreed as a true record.

Item 2 Matters Arising

03/07/18 The Chairman updated members on progress with the recruitment of new members, and plans for an Away Day and strategy session in the South East

to accompany the Board meeting on 27 September 2018.

04/07/18 Ceri Smith reported that the Permanent Secretary had agreed that UKGI should take on a shareholder role at Homes England, and a Memorandum of Understanding was imminent. He anticipated that he would then be appointed as a Homes England Board member. He would send a note to Board members setting out a full explanation of the shareholder role.

CS

05/07/18 Members NOTED the remaining matters arising.

Item 3 NAO Final Audit Completion Report

06/07/18 The General Manager Finance & Performance reported that the Accounts had been laid on Tuesday 24 July 2018 and that Homes England had received an unqualified audit opinion, once NAO had obtained assurance over self-certification for grants under the Affordable Housing Programme. Internal Audit would support work to reduce risk in this area in 2018/19.

07/07/18 Members congratulated the teams involved for resolving issues raised at such a late stage in the audit process, and for their significant achievement in resolving all the issues of concern raised the previous year. They agreed that further efforts were needed to address the back loaded nature of the Agency's programmes, and that Board should monitor progress in this area. They noted that there would be a formal close down at month 6 and enhanced quarterly reporting.

JC

08/07/18 Members NOTED the report.

Item 4 CEO Update

09/07/18 The Chief Executive updated members on key developments since the last Board meeting, including the latest meeting of the Housing Implementation Taskforce; the Homes England Staff Conference; the CIH and LGA Conferences and the revised National Planning Policy Framework (NPPF).

10/07/18 The Executive Director, Homes England Development reported that the ACM Cladding Remediation Fund had now been launched, and was being administered by Homes England. The Grenfell Tower Inquiry continued, and a large amount of submissions had been received.

11/07/18 Members asked for a presentation at the September Board meeting on the NPPF, including an analysis of how the outcomes of the new housing delivery test under the NPPF mapped against the Agency's existing funding and pipeline. They also asked for a further update on the Grenfell Inquiry at their September meeting.

TW

BD

12/07/18 The Board NOTED the report.

Item 5 Performance Report

13/07/18 The General Manager Finance & Performance presented the performance figures for the first quarter of 2018/19. Delivery was positive when compared

to 2017-18.

Key achievements in June and early July included the conclusion of the joint venture contract with Kier, the announcement of the eight strategic housing partnerships with affordable housing providers, and the launch of the Community Housing Fund.

18/07/18 Members NOTED the report.

Item 6 Regulation Update

19/07/18 The Director of Regulation updated members on key issues affecting Regulation, including casework and progress with Transition, where good progress had been made on a range of aspects in advance of commencement of the Legislative Reform Order to achieve the 1 October implementation date. Agreement on the final wording of the SLA and service specifications was close to complete and a paper would come to the September Board.

FM/BD

20/07/18 Members NOTED the report.

Item 7 Committee Minutes

21/07/18 Members NOTED the minutes of the Programmes & Projects Committee on 13 July 2018 and the Audit & Risk Committees on 21 June 2018 and 9 July 2018.

Item 8 5 Year Strategic Plan Outline

22/07/18 The General Manager – Strategy and Performance outlined the timetable for production of the 5-Year Strategic Plan. This was the key public document that would set out Homes England's new mission and objectives; examples of the key activities that would support delivery of these objectives; and the new basket of key performance indicators and associated targets. He would share a draft with members by the end of August, with a target to publish the Plan around the middle of October 2018.

MW

23/07/18 Members welcomed the core aim of the Plan to provide transparency over Homes England's mission and objectives. They discussed how it should be targeted and structured, and how to handle the timing of its publication, before the next Autumn Budget. They considered that it should contain a summary of the market context, an exploration of what Homes England expected of its partners, a statement of its ambitions to deliver more homes, and how it would address wider issues across the housing sector.

24/07/18 The Board AGREED to hold a special meeting in mid-September to consider the draft Plan.

MC

Item 9 Communications Strategy

25/07/18 The Head of Comms and Government Relations outlined progress with expanding the Communications activity of the Agency, and his plans for further growth. The Communications & Marketing team had grown rapidly from 6 to 16 people, with 4 more staff due to join. They had built capacity in media, marketing, digital, events and internal comms, and media activity had doubled in 12 months and would expand significantly further, including more broadcast and national media. There were a number of proactive news stories going out to print, broadcast and digital media during the summer recess and into the autumn, and he invited members' views on what the message should be for the next 6 months, and how they could be more involved.

26/07/18 Members welcomed the much improved position since last year. They considered that it was important to encourage others to talk about the Agency, and that it should continue to publicise the outcomes of existing programmes and projects as well as talking about new initiatives. They asked that their Communication role should be included in the discussion of Board Roles at the September strategy session.

AC

27/07/18 Members NOTED the report.

Item 10 Preston City Deal Update

28/07/18 The General Manager North West provided an update on the Lancashire, Preston and South Ribble City Deal, in which Homes England was a key partner, and sought approval to Homes England's City Deal Business and Disposal Plan 2018-2021. There had been good progress made towards the successful delivery of the 11 Homes England City Deal sites; and Homes England's current and future investment into the City Deal.

29/07/18 This positive performance had largely been down to the close working relationships of the partners, the simplicity of the model, the business plans which were in place from the start and the governance arrangements which fed into the City Deal Stewardship and Executive Board. Critical to that success was the fact that Homes England had remained in control of the land and its disposal strategy.

30/07/18 Members welcomed the success of the City Deal, which was an initiative led by Homes England, which had successfully shifted the local market.

31/07/18 The Board NOTED progress to date; and APPROVED the updated Business and Disposal Plan (BDP) setting out the site milestones to March 2021.

Item 11 Project Swan

32/07/18 The General Manager Infrastructure and Complex Projects introduced the paper, which recommended a partially secured investment from the Long Term Fund to fund infrastructure costs to accelerate the delivery of up to

13,497 new homes across England.

36/07/18 The Board RECOMMENDED an investment to fund infrastructure works on a portfolio of sites for a term of 7 years with an optional extension of a further 3 years, for ultimate approval by MHCLG and HMT; subject to the detailed specific conditions of approval set out in the paper.

Item 12 Help to Buy Programme Update

37/07/18 The Chief Executive reported on progress with the Help to Buy programme.

39/07/18 Members NOTED the report.

Item 13 Spatial Solutions Demonstration

40/07/18 This item was deferred.

Item 14 Any Other Business

41/07/18 The General Counsel presented proposed amendments to the scheme of delegations to accommodate the Housing Infrastructure Fund (HIF).

42/07/18 The Board AGREED the proposed revisions to the Scheme of Delegations set out in the paper; and AUTHORISED the General Counsel to amend the Governance Manual and the Scheme of Delegations to take account of the above changes when the letter from the Secretary of State was received.

Date of next meeting: 13 September 2018.

Chairman's signature:

Date: