

PUBLIC MINUTES

**of the Programmes & Projects Committee
of the Homes and Communities Agency
held at 9.30am on Thursday 14 September 2017 at
2 Marsham St London**

Present:

Sir Edward Lister	Chairman
Keith House	
Anthony Preiskel	
Richard Blakeway	(by phone)
Simon Dudley	
Nick Walkley	Chief Executive
Chantal Geall	Chief Risk Officer

In attendance:

Colin Molton	Chief Operating Officer	
Gordon More	Chief Investment Officer	
Richard Ennis	Executive Director for Finance & Corporate Services	
Bayo Dosunmu	Director of Strategy & Chief of Staff	
Isabella Freeman	General Counsel	
Stephen Kinsella	Director - Accelerated Construction	
Paul Kitson	General Manager, East & South East	
Emma Tarran	Head of Legal Regulation Team	Item 7b
Kirk Howe	General Manager, Fund Development, Performance & Operations	Item 8
Phil Collings	Senior Specialist, Manchester	
Mary Carter	Board Secretary	

Apologies

01/09/17 Apologies were received from Keith House.

Item 1 Minutes

02/09/17 The minutes of the Programmes & Projects Committee meetings on 13, 21 and 27 July 2017 were APPROVED as a true record.

Item 2 Matters Arising

03/09/17 The Committee NOTED the matters arising.

Item 3 Land at Shepway, Kent

04/09/17 The General Manager, East & South East introduced the paper, which sought approval for the acquisition of the freehold interest of the site known as Land at Shepway, which would give the HCA a land ownership stake in the proposed new garden settlement at Otterpool Park in East Kent.

06/09/17 The Committee APPROVED the proposed acquisition. They RECOMMENDED that DCLG should approve a budget for the acquisition of the freehold interest of the site.

Item 4 Investment PE – Approvals & Forward Pipeline

07/09/17 The Chief Investment Officer introduced the paper, providing members with an oversight of HCA Investment decisions made under delegated authority and the forward pipeline of investment decisions.

08/09/17 The Chairman declared an interest, as he had carried out consultancy work for Delancey, which had a number of applications in the forward pipeline.

09/09/17 Members NOTED the list of project approvals agreed at Investment PE and the forward pipeline of schemes for the next three months. They welcomed HCA's success in directing many applicants into the private sector, and in making a difference in the cases where the private sector was not minded to invest. They noted that further resources would be needed within HCA to manage the pipeline of applications, and that this would be included in the Agency's bid for the Autumn Statement.

Item 5 Land PE – Approvals & Forward Pipeline

10/09/17 The Chief Operating Officer introduced the paper, to give members oversight of HCA Land decisions made under delegated authority and the forward pipeline of Land decisions.

11/09/17 Members NOTED the list of project approvals agreed at Land PE

and the forward pipeline of schemes for the next three months.

Item 6 Revised Approvals

- 12/09/17 The Chief Operating Officer introduced two papers seeking revised approvals for the Park Prewett Northern Area project, and Osprey Quay, Portland project, and informed the Committee verbally of a third previously approved project seeking a small increase in resources, at Brodsworth Colliery. These were all previously approved projects reaching their final stages, and the additional resources had been agreed at Investment PE, but they required Programme and Projects Committee approval under the Scheme of Delegations.
- 13/09/17 The Committee APPROVED additional gross expenditure for Osprey Quay; for Park Prewett Northern Area and for Brodsworth Colliery.

Item 7 Legal Services Framework

- 14/09/17 7a) HCA Legal Panel Framework - The General Counsel outlined the options available to the HCA once the current Legal Framework expired in April 2018 and sought agreement to re-procure a replacement framework. She proposed that the panel should consist of two Lots separating the more routine work from the more complex work. There would be between five to seven firms appointed to provide Lot 1 services and three to six firms appointed to provide Lot 2 services.
- 15/09/17 The Committee APPROVED the procurement of a new HCA legal services panel on the basis proposed.
- 16/09/17 7b) Regulation Legal Panel Retender - The Head of Legal Regulation Team explained that the Regulator intended to seek its own framework agreement for the provision of legal services, replacing the existing regulation panel within the current HCA Legal Framework. The new panel would serve only the regulation function and, post-transition, the independent regulator.
- 17/09/17 The Committee APPROVED the commencement of a procurement process for a Legal Services Panel contract to be used solely for Regulation work.

Item 8 Home Building Fund Update

- 18/09/17 The General Manager, Fund Development Performance & Operations introduced the update, which was the first of regular updates that would be provided to the Committee each six months, following the formal six month reviews that have been agreed as part of the fund governance process.
- 21/09/17 Members NOTED the update. They welcomed the success of the Fund to date and supported the case for more resources to expand

the Fund in future.

Item 9 Direct Commissioning Pilot Sites – Revised Land Contribution

24/09/17 The Senior Specialist, Manchester explained thatthe paper sought to revise the land valuation for Pewterspear and Altcar Lane, and members were asked to note that a revision was likely to be required for Daedalus and Lower Graylingwell as well. A further pilot scheme, Carr Lodge, was out to tender and he... proposed a mechanism be introduced to the project to allow for build cost inflation to be accounted for on later phases of the scheme – and also for the Tier 1 thresholds to be adjustable to account for any changes in land value as the scheme progresses.

25/09/17 Members noted that the HCA was not losing money by agreeing a revised land contribution for the two schemes, but instead foregoing a proportion of the projected profit. They were satisfied that the schemes were not viable without the revisions.

26/09/17 The Committee APPROVED the proposals.

Item 10 Landholdings by Operating Area – East & South East

28/09/17 The General Manager, East & South East gave a presentation regarding the profile of HCA land in the South East. This was the first of a series of presentations from General Managers describing the opportunities and challenges connected with the landholdings in their Operating Areas.

29/09/17 The Chief Executive reported that the performance of the Public Land Programme was under scrutiny and that HCA would contribute its own experience to the discussion.

30/09/17 Members welcomed the presentation, and agreed that the format should be followed for the succeeding presentations. They asked for a column to be added showing how long HCA had held the developable land in each case.

CM

Item 11 Any Other Business

31/09/17 There was no other business.

Date of Next Meeting

32/09/17 The next meeting of the Programmes & Projects Committee would take place on Thursday 12 October 2017.

Chairman's Signature:
Date: