

HOMES FOR LAMBETH OWNERSHIP AND STEWARDSHIP PANEL

Thursday 23 July 2020 at 6.00 pm

MINUTES

PRESENT: Councillor Matthew Bennett (Chair) and Councillor Jennifer Brathwaite
APOLOGIES: Councillor Paul Gadsby and Councillor Iain Simpson

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1. WELCOME AND INTRODUCTIONS

The Chair welcomed all attendees and Members of the Panel and key officers introduced themselves.

2. DECLARATIONS OF INTEREST

There were none.

3. HfL BUSINESS PLAN - KEY OBJECTIVES - VERBAL

The Chair of HfL, Richard Reynolds and Jitinder Takhar, Chief Executive of HfL gave an overview of the key objectives setting out the main themes.

In response to questions from Panel Members, it was noted that:

- HfL would be able to employ the resources allocated and the Council could get the returns required including all the social value benefits.
- The planning of the different programmes needed to take into account the different risks. This would help mitigate any potential decline in the market. There was also a large contingency budget in the overall programme which made the HfL programmes more resilient.
- Pre covid, residents were invited to examine some of the new builds and their feedback was built into the design process. This process would continue and visits were already being planned.
- HfL were working on several live sites.
- There was a shortage of housing being delivered despite being in development for a number of years. The focus needed to be on creating homes for those in need.

4. PROGRESS UPDATES FROM HfL GROUP COMPANY CHAIRS - VERBAL

Richard Stevens, Chair of HfL Homes, gave a brief update and noted that:

- HfL was registered as a not for profit provider.
- Lollard Street was at full occupancy and management of the estate was contracted to Pinnacle.
- Alison Muir had been appointed to the Board since the start of the

year.

- The HfL team were building a culture of good governance and compliance. The first assessment of compliance had been carried out, which had positive reflections.

Stewart Davenport, Chair of HfL Build, provided an update:

- The coronavirus pandemic had delayed building progress and social distancing was being exercised.
- The circumstances of slowly returning to normal and dealing with the challenges of working in this new environment and under challenging circumstances were still being addressed.

Wendy Stokes, Chair of HFL Living, updated the Panel and advised that:

- They had been developing a mitigation strategy regarding occupancy.
- The introduction of market rents was a great opportunity for the Organisation which provided a great opportunity of keeping more assets in the Borough.
- Mix use was a good legacy and a hybrid approach would be developed (market, affordable, sales).

5. GOVERNANCE AND MOU REVIEW - NEXT STEPS - VERBAL

Officers updated the Panel on the Governance and Memorandum of Understanding review.

Cllr Bennett advised that he was pleased with the progress and looked forward to the report. He also stated that it was a key priority of Cabinet to ensure that the Council and those across the borough had confidence in HfL.

KPI's and wider performance frameworks were being developed so assurance was easily accessible and transparent.

6. RECRUITMENT OF NEW CHAIR - NEXT STEPS -VERBAL

Cllr Bennett thanked the Chair for his dedication and work on the setting up and stewardship of HfL.

He advised that the process to appoint a new Chair would start at the beginning of September 2020. This would be a thorough process with someone potentially starting in October 2020 to allow a handover with the current Chair.

CLOSE OF MEETING

CHAIR

The meeting ended at 7.46 pm

Date of Despatch: Friday 18 September 2020

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