



## Homes for Lambeth, Meetings of the Board of:

Lambeth TopCo Ltd

Monday, 11<sup>th</sup> December 2017 (13:30-15:30)  
Labour Group Meeting Room, 3rd Floor, Olive Morris House, 18  
Brixton Hill, London

### Present

#### Board Members

Sue Foster (Chair)  
Rachel Sharpe  
Christina Thompson

#### In Attendance

Rick O'Farrell, Interim Assistant Director Housing Regeneration (LBL)  
Julian Hart, Estate Regeneration and Housing Delivery Programme Consultant (LBL)  
Delia Beddis, Partner, Development and Project Management (Newbridge Advisors)  
Daniel Partridge, Director (PRD, notes)  
Paul Simpson, Policy & Comms Senior Manager (LBL, for part of meeting)  
Abigail Davies, Associate Director, Housing Consultancy (Savills, for part of meeting)  
Caroline Pillay, Development Director (Airey Miller Partnership, for part of meeting)

#### Apologies

Gregory Carson, Board Member of all HFL companies  
Jed Young, Assistant Director Housing Regeneration (LBL)  
Matthew Gaynor, Interim Assistant Director (Finance), Capital Planning and Major Projects (LBL)  
Krish Agmanthu, Finance Lead – Regeneration & Housing Development (LBL)

Item	Minute & Action Points	Action Lead
1	<b>Declarations of Interest</b>  There was produced to the Meeting a notice of declaration of interest by Sue Foster, Rachel Sharpe and Christina Thompson, as declared at the meeting of the board on 1 August 2017.  The directors were reminded of their obligation to make a further declaration in the event that any existing declaration made by them proves to be or becomes inaccurate.	
2	<b>Minutes of TopCo Board Meeting 17<sup>th</sup> November 2017 and Matters Arising</b>  The Draft Minutes for TopCo were reviewed and approved.	
<b>All Companies: General Items</b>		
3	<b>Pathway to Cabinet &amp; Implementation of Cabinet's recommendations</b>  The Board received an update from JH on the pathway to Cabinet that would be followed by the Cabinet, as part of its formal process for providing its agreement (within the limitations of its	

	rights as the shareholder of Lambeth TopCO Ltd) to actions to be proposed to the Council as Shareholder at the January 22 <sup>nd</sup> meeting of the Cabinet of London Borough of Lambeth.
4	<p><b>Memorandum of Understanding and Revised Articles of Association</b></p> <p>Having noted the recommendation of the draft documents by Greg Carson to each and all companies within the Homes for Lambeth group (subject to a final review by all Board members respectively) and having received no further comments from the Board members of any Homes for Lambeth company prior to the meeting of 11<sup>th</sup> December. <b>IT WAS RESOLVED THAT</b>, notwithstanding any minor amendments, the draft governance documents would be recommended by Lambeth TopCo Ltd to the Council as shareholder for review and approval.</p> <p>The documents were to be formally submitted to the Council for consideration and approval as shareholder in Lambeth TopCo Ltd, subject to the Council's due process for such actions.</p>
5	<p>Business Plan for the Homes for Lambeth Group of Companies</p> <p>Notwithstanding any minor amendments or appropriate further changes that arise as a result of consultation with the Council as part of the clearance process and pathway to Cabinet. <b>IT WAS RESOLVED THAT</b> Lambeth TopCo Ltd would recommend the Draft Business Plan for the Homes for Lambeth group of companies to the Council as Shareholder for review and approval.</p> <p>The documents were to be formally submitted to the Council for consideration and approval as shareholder in Lambeth TopCo Ltd, subject to the Council's due process for such actions.</p>
6	<p><b>Grant Agreement with the GLA</b></p> <p>The Board noted that the grant agreement had been signed on a tri-partite basis</p> <p>The Board requested that this item should again be addressed in order to provide an opportunity for further information and discussion. The item is to be added to the Forward Plan of Board meetings for January.</p>
7	<p><b>Briefing on Draft Structure and Timings for Entering into Land and Funding Agreements</b></p> <p>The Board noted the briefing.</p>
8	<p><b>HFL Branding Proposals</b></p> <p>An update on the proposals was provided by PS. The Board noted that Homes for Lambeth should seek to enter into a Joint Communications Protocol with the Council.</p>
9	<p><b>Forward Plan</b></p> <p>The Board noted the pending actions set out in the Forward Plan</p>
<b>All Companies: Commercially Sensitive Items</b>	
10	<p><b>HCA RP Registration Stage 2 Submission</b></p> <p>The Board noted an update on the draft submission and discussion was led by Abi Davies (Savills). The Board advised that Homes for Lambeth companies remain mindful of the contingent milestones that are beholden to the RP status of Lambeth RCo Ltd and remain committed to upholding the target of a December 2017 submission to the HCA.</p>

11	<p><b>NED Recruitment</b></p> <p>ROF provided a verbal update on the process outlined with Green Park (Recruitment Agent).</p> <p>The Boards asked Lambeth Officers to ensure the process is undertaken in consultation with the Ownership &amp; Stewardship Cabinet Advisory Panel (O&amp;SP) and suggested that a member of the O&amp;SP should be invited to join an interview panel for the final selection process. The preference for one rather than multiple final interviews should also be communicated to the Recruitment Agent</p>
12	<p><b>Risk Dashboard</b></p> <p>The Board noted, considered and discussed the Risk Dashboard.</p>
<b>Closing Items</b>	
13	<p><b>AOB</b></p> <p>None.</p>
14	<p><b>Next Meeting of the Boards</b></p> <p>TopCo: Monday, 15<sup>th</sup> January 2018, Time 11:00-13:00 Labour Group Meeting Room, 3rd Floor, Olive Morris House, 18 Brixton Hill, London</p> <p>RPCo: Tuesday, 19<sup>th</sup> December 2018: Time 09:00 – 11:00 Telecon</p>
15	<p><b>Conclusion</b></p> <p>There being no other business the Chair declared the Meeting closed.</p>

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CHAIR