

Better Homes Delivery Board – 28th May 2015

Present:

Cllr Matthew Bennett (Chair), Cllr Mohammed Seedat; Mike Pocock; Rachel Sharpe, Mandy Green, Neil Vokes, Su Gomer, Tom Tyson, Dilan Alpasan, Andy Radice, David Joyce; Soloman Akuffo; Shafiq Khan; Sophie Linton

1.	Minutes / matters arising	To be covered during meeting	
2.	[REDACTED]	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>
3.	[REDACTED]	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	

		<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	
4.	<div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	
5.	<div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	

6.	Estate regeneration	Report going to July cabinet, with recommendation for Cressingham Gardens for either partial or full redevelopment. Want to review the test of opinion first. The cabinet paper will also authorise continuation of feasibility work for Knight's Walk, South Lambeth, Westbury, Central Hill and Fenwick estates towards determining a set of masterplan objectives	
7.			
8.	Date of next meeting	The next BHB meeting will be Monday 30 th June (TBC)	

Better Homes Delivery Board – 23rd April 2015

Present:

Cllr Matthew Bennett (Chair), Cllr Paul McGlone, Rachel Sharpe, Mandy Green, Neil Vokes, Julian Hart, Julie Curtis, Su Gomer, Tom Tyson, Karen Klomp (notes).

1.	Apologies Minutes 7 April Matters arising from previous meeting	Mike Pocock, Helen Charlesworth-May, Christian Fleming, Hamant Bharadia, Uzo Nwanze, Sophie Linton. Minutes agreed. [REDACTED]	[REDACTED]
2.	Cressingham Gardens update (verbal)	JH gave a verbal update on Cressingham Gardens: the aim is to bring the report to Cabinet in June; the initial financial analysis is now done and has concluded that the only viable option is option 5 (full demolition); JH will inform the residents about this conclusion before Cabinet, although most already assume that this is the outcome. SG added that £1.2m will be spend on meanwhile works on the estate regardless of which option will be taken forward. This will also be recharged to the leaseholders.	
3.	SPV update and initial proposals (verbal)	NV gave a verbal update on the progress of the SPV work. The paper will be re-written and circulated. Although it will be very tight, the plan is to bring this to Cabinet in June. NV will keep Cllr MB informed about progress. DP has had various meetings with colleagues in Finance and there is now a structure that the team is confident about. Next steps include adding a paper on the need to set up an SPV, as well as a portfolio of projects that have been modelled in such a way that the SPV can start delivering from day one of being agreed upon by Cabinet. Initial thoughts on projects include Westbury, Akerman, Patmos, and Hemans. It is important that the SPV is not dependent on one large project to start with as this may delay proceeding. A few smaller projects instead will reduce that risk. Having these two papers together with the full SPV paper will help in building the business cases and reduce set up costs. Cllr McG emphasised the need to keep the SPV open for opportunity developments that may arise across the borough, and to keep a concise list of any opportunities identified by colleagues in other departments. SG inquired after the potential implications of Right To Buy related election pledges, to which NV replied that Pinsent Masons have done an initial assessment and are not very concerned. However we will have to wait for the outcome of the election to be certain. Cllr MB added that equally a new government could make changes to RTB in our favour. [REDACTED]	NV

4.			
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7.	AOB		
8.	Date of next meeting	The next BHB meeting will be Thursday the 28 th of May, 1pm	

Better Homes Delivery Board – 7th April 2015

Present:

Cllr Matthew Bennett (Chair), Cllr Jane Pickard, Rachel Sharpe, Mandy Green, Cedric Brown, Julie Curtis, Andy Radice, Daniel Omisore, Tom Tyson, Lucia Deere, Karen Klomp (notes).

Daniel Partridge was present to give the SPV update.

1.	Apologies Minutes 24 February Matters arising from previous meeting	Mike Pocock, Helen Charlesworth-May, Christine Thompson, Christian Fleming, Su Gomer, Lesley Johnson, Neil Vokes, David Joyce, Hamant Bharadia, Julian Hart. Minutes agreed. No matters arising.	
2.	[REDACTED]	[REDACTED]	
3.	[REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
4.	Cressingham Gardens – draft Cabinet paper	Cllr MB mentioned that he had a long meeting with RS, JH, and NV about Cressingham, and now had no further comments on the draft report. A lot of work is still to be done before the report goes to Cabinet.	NV/ JH
5.	[REDACTED]	[REDACTED]	

			
6.			
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		[REDACTED]	
8.	[REDACTED]	[REDACTED]	[REDACTED]
9.	AOB	None	
10.	Date of next meeting	The next BHB meeting will be Thursday the 23 rd of April, 2.30pm	

Better Homes Delivery Board – 24th February 2015

Present:

Cllr Matthew Bennett (Chair), Cllr Jane Pickard, Mike Pocock, Christina Thompson, David Joyce, Neil Vokes, Julian Hart, Tom Tyson, Karen Klomp (notes).

Daniel Partridge was present to give the SPV update.

1.	<p>Apologies</p> <p>Minutes 27 January 2015</p> <p>[REDACTED]</p>	<p>Rachel Sharpe, Helen Charlesworth-May, Mandy Green, Christian Fleming, Su Gomer, Lesley Johnson.</p> <p>Minutes agreed</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>
2.	<p>Estate Regeneration – update</p>	<p>JH presented the paper mentioning all the developments that are planned: estate regeneration, housing projects, and others. The table at the back of the paper gives the full overview.</p> <p>NV added that the next step is the SPV workshop on Tuesday, where all projects will be presented and shown how they work together as a programme. The outcome will be to add the financial story to the programme, after which existing funds can be allocated and AMG will be asked for this funding. CT confirmed that there is money in the pipeline for these projects, but it has not been allocated yet. This can only happen once advanced plans are submitted to request funding.</p> <p>[REDACTED]</p> <p>JH pointed out the appendix to the report which gives a sense of timelines and decisions that need to be taken by various boards.</p> <p>Cressingham has an extra stage by going to the March Cabinet as well, after which it will come to BHB for a decision on the preferred option. It is the first and a very complex project, which explains the longer process. The other projects are expected to follow the process as described in the appendix.</p> <p>[REDACTED]</p> <p>In addition to the leaseholder and tenants offers NV suggested to draft</p>	

6.	AOB		
7.	Date of next meeting	The next BHB meeting will be Tuesday the 24 st of March, 11.30am	

Better Homes Delivery Board – 27th January 2015

Present:

Cllr Matthew Bennett (Chair), Cllr Jane Pickard, Cllr Jack Hopkins, Rachel Sharpe, Mike Pocock, Mandy Green, David Joyce, Su Gomer, Neil Vokes, Julian Hart, Hamant Bharadia, Tom Tyson, Karen Klomp (notes).

Daniel Partridge and Martin Woodhouse were present to give the SPV update.

1.	<p>Apologies</p> <p>Minutes 27 November 2014</p> <p>Matters arising from previous meeting</p>	<p>Cllr Paul McGlone, Helen Charlesworth-May, Christina Thompson, Christian Fleming, Lesley Johnson</p> <p>Minutes agreed</p> <p>[REDACTED]</p>	
	SPV	<p>Interim Capital Programme Manager Daniel Partridge has been appointed to work on the SPV together with PRD consultant Martin Woodhouse. Their involvement will be with specifically to develop an SPV or SPVs as a housing regeneration delivery vehicle.</p> <p>Dan informed that the timeline is to go to Cabinet in July with a paper on SPVs, which will also include legal and commercial considerations. The paper will be informed by a series of structured stakeholder meetings (members and officers). Workshops will cover various situations to use SPVs (est regen, small sites, etc.), development types, and Lambeth's delivery aspirations. Starting point is an overview of various approaches already employed in other boroughs, and from there see what could work in Lambeth.</p> <p>Key considerations are longevity of the vehicle, finance options (e.g. borrowing, institutional investors, etc. in addition to existing receipts and funding). The type of investors and cost of borrowing will be affected by various factors: council involvement, delivery, tenant management, site acquisitions, etc. Pinsent Masons will develop a few SPV options in-depth, including possible governance structures.</p> <p>Aim is to have an idea what the model could look like mid-April, then build full business case for July Cabinet.</p> <p>Cllr Bennett emphasised the SPV is the means to an end, as we may not be able to use the HRA for this type of development. Terms will be the same as for existing tenants other than RTB, managed by the council and easy for tenants to move around. Can also provide homes at a higher rent that meets the need of the wider market, on better terms than currently available.</p> <p>SG raised some issues that need to be taken into account: consider both current and future residents; work together with the council's finance team to understand different models; the council needs to decide when it wants its financial returns; risk level the council wants to take; whether SPV is going to on- or off balance sheet.</p>	


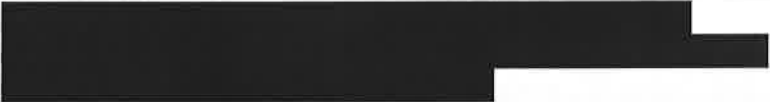
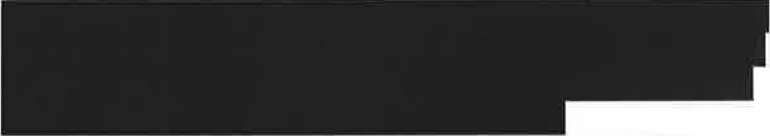

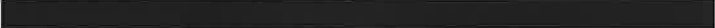


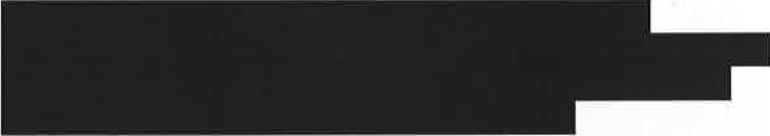



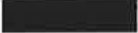

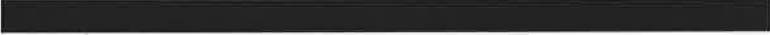




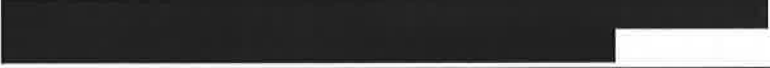
		[REDACTED]	
4.	[REDACTED]	[REDACTED]	
5.	[REDACTED]	[REDACTED]	[REDACTED]
6.	AOB	Cllr JP inquired about the leaseholder offer. NV mentioned that LJ has written a paper on this, and will ask her to set up a meeting.	NV
7.	Date of next meeting	The next BHB meeting will be Tuesday the 24 th of February, 11.30am	

Better Homes Delivery Board – 27th November 2014

Present:

Cllr Matthew Bennett (Chair), Rachel Sharpe, Mike Pocock, Mandy Green, Su Gomer, Cedric Boston, Hamant Bharadia, Alan Vinall, Tom Tyson, Andy Radice, Karen Klomp (notes).

1.	<p>Apologies</p> <p>Minutes 23 October 2014</p> <p>Matters arising from previous meeting</p>	<p>Cllr Jane Pickard, Helen Charlesworth-May, Lesley Johnson, Neil Vokes, David Joyce</p> <p>Minutes agreed</p> <p>[REDACTED]</p>	<p>[REDACTED]</p>
2.	[REDACTED]	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
3.	[REDACTED]	<p>[REDACTED]</p> <p>[REDACTED]</p>	
4.	[REDACTED]	<p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>
5.	<p>Cabinet report on Estate Regeneration – update</p>	<p>The report has been submitted to be published ahead of the Cabinet meeting. NV will visit Knight's Walk tomorrow morning, MP agreed to contact democratic services to ensure the report is not published before that meeting has finished and residents have been made</p>	<p>MP</p>

		aware of the plans.	
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8.	Work plan	The December BHB meeting (18 th) will be cancelled.    	
9.			

10.	Date of next meeting	The next BHB meeting will be Tuesday the 27 st of January, 11.30am	

Better Homes Delivery Board – 23rd October 2014

Present:

Cllr Matthew Bennett (Chair), Cllr Jane Pickard, Rachel Sharpe, Mike Pocock, David Joyce, Mandy Green, Su Gomer, Cedric Boston, Neil Vokes, Hamant Bharadia, Tom Tyson, Andy Radice, Karen Klomp (notes).

1.	<p>Apologies</p> <p>Minutes 23 August 2014</p> <p>Matters arising from previous meeting</p>	<p>Helen Charlesworth-May, Lesley Johnson, Neil Wightman, Julie Curtis</p> <p>Minutes agreed</p> <p>[REDACTED]</p>	<p>[REDACTED]</p>
2.	<p>[REDACTED]</p>	<p>[REDACTED]</p> <p>c)</p> <p>[REDACTED]</p>	<p>[REDACTED]</p>
3.	<p>Cabinet report on Estate Regeneration</p>	<p>NV presented the updated draft of the Cabinet report.</p> <p>It intends to explain the rational behind the 6 phase 1 and 2 estates. It also explains the potential financial options, but no details or modelling as this is (commercially) sensitive. It is not intended to secure a decision on any model, but does explain that an SPV model is considered the best option.</p> <p>Pinsent Masons is developing a paper to set out all works streams to set up an SPV. Important to ensure that the risks and benefits of SPVs are understood at a corporate level, a meeting with Finance colleagues is required. NV proposes to hire interim staff to work on the SPV work stream.</p> <p>An SPV model is not a transfer of stock, so no ballot is needed. Consultants Airey Miller are working on a high level financial model to discuss with HRA colleagues.</p> <p>Officers meeting required to discuss next steps which will be</p>	<p>[REDACTED]</p>

		<p>recommended to be delegated decisions, including procurement and role council wants to have. Cllr MB will be briefed about this. Options of bringing some estates not in phases 1 or 2 back into LHS also to be discussed.</p> <p>DJ added that from a Local Plan point of view estate regen will be very important to reach the housing targets.</p> <p>Progress to date: options for Cressingham Gardens expected to be finalised in January; appointed PRP architects for Central Hill; on Fenwick Sainsbury's have appointed Karakusevic Carson as architect, who are also in the final three for overall scheme.</p> <p>Phase 2: Westbury: conversations with ward Cllrs and residents; Cllr JP to assist in engagement plans for Knights Walk and South Lambeth. All engagement teams will be in place by December.</p>	<p>FJ to set up meeting</p> <p>NV & Cllr JP</p>
4.	Estate Regeneration Principles	<p>Cllr JP and TT presented draft principles, which will be discussed at the Resident Conference. Discussion points:</p> <ul style="list-style-type: none"> - Secure tenants' right to RTB if they move: change wording. - Rents: will be set in line with government guidance – to reflect potential higher rent in new units. - Homeowner offer: council cannot guarantee mortgage, a lender will need to approve if a mortgage is required; the wording needs to reflect this. - Cllr MB asked about CPOs if leaseholders have been recently billed for improvements. NV explained that CPO guidance includes calculations to reflect this, i.e. the valuation will take account of works carried out. 	
5.		<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p>
6.		<p>[REDACTED]</p> <p>[REDACTED]</p>	
7.		<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	

8.			
9	Date of next meeting	The next BHB meeting will be Thursday the 27 st of November, 1.30pm	

Better Homes Delivery Board - 28TH August 2014

Present:

Cllr Matthew Bennett (Chair), Cllr Jane Pickard, Sue Foster, Rachel Sharpe, Mike Pocock, Christina Thompson, Mandy Green, Su Gomer, Cedric Boston, Neil Vokes, Lesley Johnson, Alan Vinall, Tom Tyson, Andy Radice, Lucia Deere, Karen Klomp (notes).

[illegible]

		[REDACTED]	[REDACTED]
4.	[REDACTED]	[REDACTED]	[REDACTED]
5.	[REDACTED]	[REDACTED]	[REDACTED]
6.	[REDACTED]	[REDACTED]	[REDACTED]
7.	[REDACTED]	[REDACTED]	[REDACTED]

8.			
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10.	Date of next meeting	The next BHB meeting will be Thursday the 25 st of September, 1pm	

Better Homes Delivery Board - 18TH July 2014

Present:

Cllr Bennett (Chair), Cllr Pickard, Sue Foster, Rachel Sharpe, Mike Pocock, Christina Thompson, Su Gomer, Cedric Boston, Neil Vokes, Tom Tyson, Andy Radice, Lucia Deere, Karen Klomp (notes).

1.	<p>Apologies</p> <p>Minutes 19 June 2014</p> <p>Matters arising from previous meeting</p>	<p>Helen Charlesworth-May, Cllr McGlone, Mandy Green, Lesley Johnson.</p> <p>Minutes agreed</p> <p>Terms of Reference were approved.</p>	
2.	[REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]
3.	[REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]

		<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>
4.	[REDACTED]	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>
5.	<p>Estate regeneration update</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>

	b) Cressingham Gardens	<p>b) LD presented the paper and actions in progress: Assessing the viability of the options: the expected result is that only a few of the options are economically viable. LL is to confirm refurbishment, disrepair and meanwhile works costs for the refurbishment option.</p> <p>It was noted that the whole Estate Regeneration programme should be self financing rather than individual projects, with cross subsidy depending on Estate viability. CT added that it also involves looking at the HRA so that there won't be any cash flow issues.</p> <p>Cllr JP mentioned that on some estates on the indicative programme are getting questionnaires about kitchens and bathrooms. Cllr MB added that we need to be careful not to spend LHS money on sites that will be regenerated and not to raise residents' hopes. SG to clarify with LL investment spend on Regeneration Estates</p>	<p>LD /officer working gp</p> <p>SG to investigate potential overlap LHS and regen</p>
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9.	Date of next meeting	The next BHB meeting will be Thursday the 28 th of August, 1pm	

Better Homes Delivery Board - 19TH June 2014

Present:

Cllr Bennett (Chair), Cllr McGlone, Cllr Pickard, Rachel Sharpe, Mike Pocock, Mandy Green, Su Gomer, Cedric Boston, Sean Cosgrove, Lesley Johnson, Tom Tyson, Karen Klomp (notes).

[illegible]

		<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	<div>[REDACTED]</div>
3.	<div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div>
4.	<div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div>	
5.	<div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	<div>[REDACTED]</div>

6.	Terms of Reference	Unfortunately the incorrect ToR was presented. An updated version will be tabled at the next meeting.	KK
7.	Date of next meeting	The next BHB meeting will be Thursday the 17 th of July, 1pm	

Better Homes Delivery Board - 16TH April 2014

Present:

Cllr Robbins (Chair), Su Gomer, Neil Litherland, Cllr McGlone, Mandy Green, Neil Vokes, Lucia Deere, Pauline Foster, Andy Radice, Christian Fleming, Hamant Bharadia.

[illegible]

4a	<div data-bbox="220 241 523 275" data-label="Text"><p>[REDACTED]</p></div>	<div data-bbox="560 241 935 275" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 275 1166 376" data-label="Text"><p>[REDACTED]</p></div>	
4b	<div data-bbox="220 427 411 461" data-label="Text"><p>[REDACTED]</p></div>	<div data-bbox="560 427 1166 584" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 584 1182 775" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 775 1158 842" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 842 1142 943" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 943 1166 1077" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 1077 1198 1144" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 1144 1190 1346" data-label="Text"><p>[REDACTED]</p></div>	
5.	<div data-bbox="220 1357 432 1447" data-label="Text"><p>[REDACTED]</p></div>	<div data-bbox="560 1357 1190 1536" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 1536 1198 1861" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="560 1861 1166 1962" data-label="Text"><p>[REDACTED]</p></div>	

		<div>[REDACTED]</div>	
6.	<div>[REDACTED]</div>	<div>[REDACTED]</div>	

7.	[REDACTED]	[REDACTED]	
8.	[REDACTED]	[REDACTED] [REDACTED]	
9.	Next meeting	18 June 2014	

Better Homes Delivery Board - 19TH March 2014

Present:

Cllr Robbins (Chair), Mike Pocock, Rachel Sharpe, Neil Litherland, Su Gomer, Lesley Johnson, Neil Vokes, Lucia Deere, Tammy Riordan, Pauline Foster, Christina Thompson, Tom Tyson, Andy Radice, Christian Fleming.

1	Notes from previous meeting 12/02/14 Apologies	Agreed Cllr McGlone, David Joyce, Alan Vinall, Mandy Green	
2	[REDACTED]	[REDACTED]	
2a	[REDACTED]	[REDACTED]	[REDACTED]
2b	[REDACTED]	[REDACTED]	[REDACTED]
2c	[REDACTED]	[REDACTED]	
3	[REDACTED]	[REDACTED]	

4	Estates Regeneration Programme		
4a	Cressingham Gardens	<p>LD: Presented project plan and progress update on Cressingham Gardens as outlined in the Better Homes Board briefing (tabled): getting closer to options formulation. A meeting has been arranged to undertake the financial analysis and valuation with the QS.</p> <p>LL has been involved in the discussions concerning investment requirement in Cressingham. There is a broad agreement that current projection costs are in the region of £60k for tenanted properties and £45k (as not including internal works) for leaseholder properties.</p> <p>Legal has provided a view on recharge for Leaseholders which confirms that we in theory need to recharge the full sum; however it is likely that we will be challenged.</p> <p>RS: LBL has a fiduciary duty to recharge; therefore the full amount will be claimed back from leaseholders.</p> <p>A workshop will be arranged for senior officers and members to meet with the designers and Qs to discuss the emerging options, with the aim to reach agreement for the options discussions with the residents. A report will be taken to Cabinet in autumn.</p> <p>Action: LD to send Cllr PR data for workshop.</p> <p>NL: Raised the issue concerning the rise in mortgage issues and raised the issue of can leaseholders even get mortgages considering the current state of the estate?</p> <p>Cllr PR asked for an update on the TRA committee. LD: confirmed that the AGM is on the 30th April, LD is working with Doreen Francis from LL, to enable the TRA to become quorate, and supporting the TRA through the process of the AGM and the nominations to the project team. There are four</p>	LD

<div data-bbox="103 369 135 414">4b</div>	<div data-bbox="207 336 311 369"></div>	<div data-bbox="550 224 1197 291">places, 2 tenants, 1 leaseholder, 1 freeholder and a member from the Tulse Hill Forum.</div> <div data-bbox="550 369 1189 627"></div> <div data-bbox="550 660 1173 862"></div> <div data-bbox="550 862 1141 929"></div> <div data-bbox="550 929 1189 1064"></div> <div data-bbox="550 1064 1021 1097"></div>	<div data-bbox="1220 996 1292 1030"></div>
<div data-bbox="103 1153 135 1198">4c</div>	<div data-bbox="207 1108 343 1142"></div>	<div data-bbox="550 1131 1173 1355"></div> <div data-bbox="550 1355 1181 1467"></div>	
<div data-bbox="103 1523 135 1568">4d</div>	<div data-bbox="207 1478 375 1512"></div>	<div data-bbox="550 1500 1189 1724"></div> <div data-bbox="550 1724 1181 1825"></div> <div data-bbox="550 1825 1189 1948"></div>	

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6			
7			
9.	Next meeting	16 April 2014	

Better Homes Delivery Board- 12TH February 2014

Present:

Cllr Robbins (Chair), Cllr McGlone, Mike Pocock, Su Gomer, Lesley Johnson, Bruce McRobie, Lucia Deere, Pauline Foster, Christina Thompson, Niles Jethwa, Hamant Bharandia, Tom Tyson, Sue Foster, Helen Charlesworth-May, and Alan Vinall

Apologies: Rachel Sharpe

1	Notes from previous meeting 16/01/14	Agreed	
2a	[REDACTED]	[REDACTED]	
		[REDACTED]	[REDACTED]
b	[REDACTED]	[REDACTED]	
		[REDACTED]	[REDACTED]
		[REDACTED]	
3	[REDACTED]	[REDACTED]	
		[REDACTED]	
		[REDACTED]	

		<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	
4	<div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	<div>[REDACTED]</div>
5	<div>[REDACTED]</div>	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	<div>[REDACTED]</div>

6			
7a			
b	Cressingham-Updated Project Plan	<p>Various consultation meetings held with partners and our Lambeth Living colleagues Detailed financial model outlining each option for refurbishment and development to be produced from outcome of discussions. Project to review all aspects prior to finalising with the community. TRA nominating representation to the project. Shortlisting for resident advisor underway. Majority of leaseholders have resigned from forums which are now represented by residents.</p> <p><u>Action</u> Various options of financial model to be presented at the next meeting 19/03 to seek clarity on way forward.</p>	SG/LD
8	Forward plan	<p>Agreed</p> <p>Date of next meeting;19/03/14</p>	

Present;

Cllr Robbins-Chair,

Mike Pocock, Su Gomer, Lesley Johnson, Neil Vokes, Lucia Deere, Pauline Foster, Christina Thompson.

Apologies-Rachel Sharpe, David Joyce, Sue Foster, Helen Charlesworth -May

Draft TOR/Membership	<p>TOR-Agreed-to be kept under review. Inter dependencies, with CWG, Sheltered Hsg Board, LBL/LL liaison meetings noted.</p> <p>Membership-It was agreed that LL be invited To the next Board meeting.</p> <p>Board asked to consider wider membership, eg RSL reps, Developers, GLA. It was felt that this could be on a related agenda item basis.</p>	SG

Cressingham	<p>Draft PID and Project Plan considered. SG/NV/LD updated on ward member meeting, Residents meeting. It was agreed that there was no need to report the outcome of the financial option evaluation to Cabinet in April. Cabinet's July cycle, would consider the outcome of the options appraisal.</p> <p>Action</p> <ol style="list-style-type: none"> 1. Project plan to be updated 2. Project plan tasks being progressed 3. Project team to be progressed 4. Ts noms to follow 	<p>SG NV/LD SG LD</p>
		SG
		LJ

<p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p>
<p>AOB</p>	<p>Discussion ref the feasibility of buying back RTB council housing. Housing commissioning to consider further</p>	<p>RS</p>
	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>

