

Plymouth Community Homes Board
Board Room Plumer House
17 December 2019 at 5pm



Present:

Nick Lewis (NL) (Chair)
Katie McBride (KM) (Vice Chair)
Simon Ashby (SA) – Via video link
Maddi Bridgeman (MB)
Debbie Roche (DR)
Graham Clayton (GC)
Liz Nicolls (LN)
Graham Stirling (GS)
Maureen Alderson (MA)
Nigel Pitt (NP)

In attendance:

John Clark, (JC) Chief Executive
Sue Shaw (SS) Director of Homes, Neighbourhoods & Regeneration
Nick Jackson, (NJ) Director of Business Services and Development
Gill Martin (GM) Director of Corporate & Manufacturing Services
Leanne Eastwood (LE) Governance Officer – Minutes
Andrew Lawrie (AL) Head of Development
Bob Fish (BF) Development Manager
Tina Olver (TO) Senior Development officer
Ian Frazer (IF) Head of repairs and Regeneration.
Nathan Cousins (NC) Asset Data Manager
Peter Oliver (PO) Savills
Joseph Luetehford (JL) Savills

Apologies:

Tina Tuohy (TT)
Lavinia Porfir (LP)

1.	Welcome and Introductions Confirm Quorum	
	<i>The meeting started at 5:00pm</i>	
01/12/19	NL welcomed everyone to the meeting, which was confirmed as quorate.	
2.	Apologies for Absence	
02/12/19	Apologies for Absence had been received from TT and LP.	

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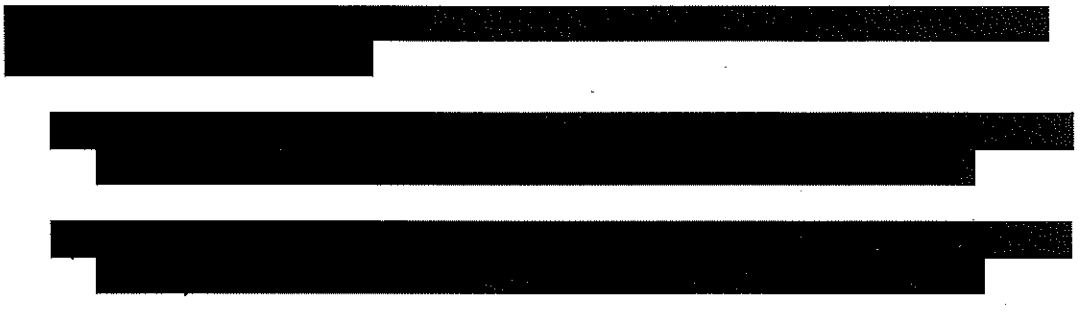

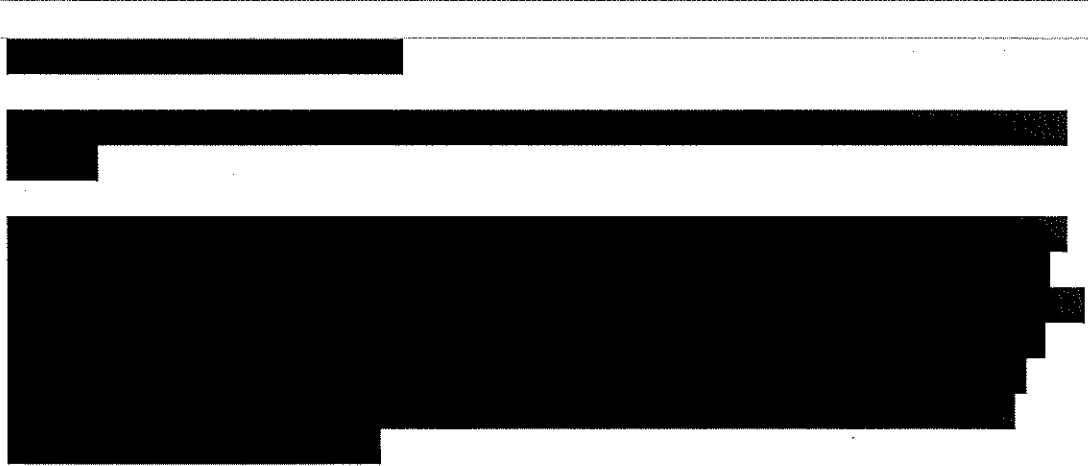

3.	Declarations of Interest	
03/12/19	The guidance on declaring an interest was noted and no further declarations were made outside those already acknowledged either at this meeting or those of subsidiary Boards and Committees.	
4.	Minutes of the Previous Meeting.	
04/12/19	The minutes of the previous meeting on the 26 November 2019 were agreed as a correct record of the meeting and that they could be signed by the Chair.	
5	Redacted Minutes of Previous meeting 10 September 2019	
05/12/19	The Redacted minutes of the previous meeting on the 26 November 2019 and proposals to reduce the amount of redaction were agreed , these will be published on the PCH Website in line with the PCH Transparency policy.	
6.	Matters Arising – None	
06/12/19		
7.	Decisions since last meeting- None	
08/12/19		
8.	Briefing papers since last meeting: Absence Brief	
09/12/19		
9.	Chairs Urgent Business – There was no Chair's Urgent Business.	
10/12/19		
10.	Stock Condition Survey	
11/12/19	In May 2019 Savills undertook a survey of the condition of PCH's properties – the report was finalised in November 2019 and PO from Savills provided the Board with their independent overview of the findings and the opportunity to ask any questions. PO & JL then left the meeting and IF & SS went through the rest of the Stock Condition survey report presentation.	
12/12/19	The methodology of the survey was explained with 3479 properties selected for the survey to form a representative sample which was then cloned across PCH's stock to produce a 30 year replacement, repairs and maintenance programme. The general overview was that PCH's stock was in excellent condition- and the investment that PCH have made in their properties since stock transfer was clear to see and had benefited the stocks overall condition. Utilising the SCS 30 year major repairs financial forecast, Savills have also produced a Lender in	

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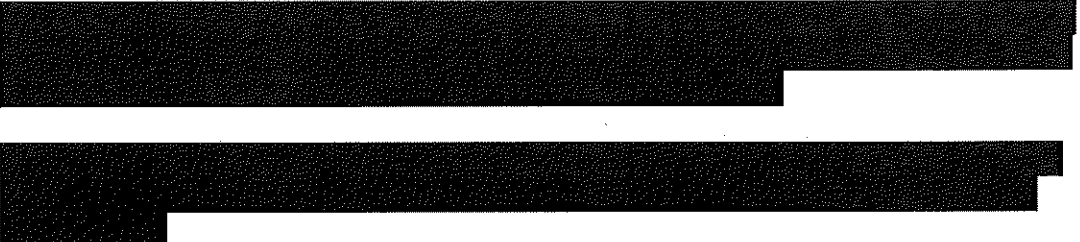
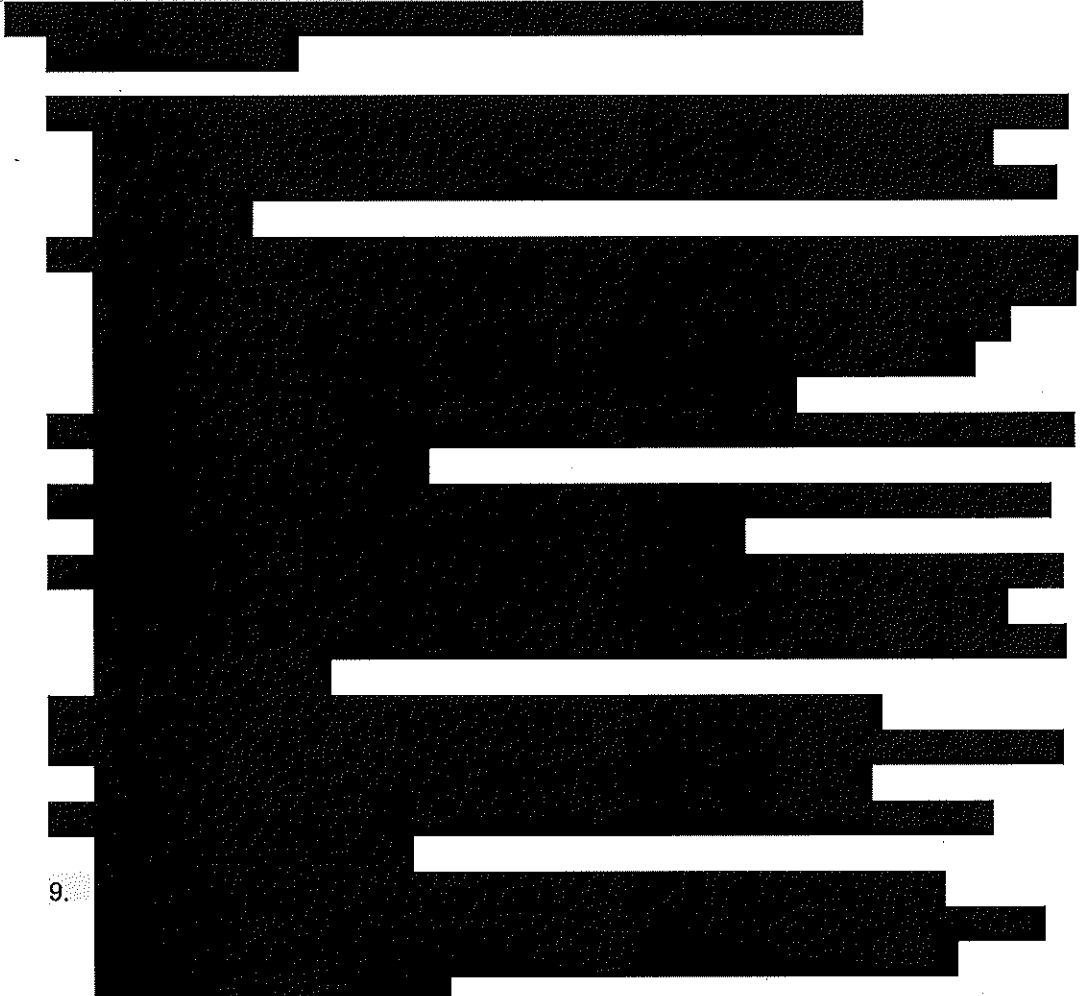
<p>13/12/19</p>	<p>Possession iteration.</p> <p>The survey and covering report confirmed that</p> <ul style="list-style-type: none"> • The stock is in good overall condition • There are acceptable standards (lifecycles & quality) • PCH has sufficient capacity to support its Asset Management Strategy <p>The total forecast spend over 30 years was £935,007,960 which equated to c£67k per unit and the report confirmed that the volume of Capital and revenue spend within the survey is sufficient for the organisation to maintain our Stock to decent homes standard and service plan business requirements.</p>
<p>14/12/19</p>	<p>PCH have now adopted a variation of the investment Strategy and moved away from a one size fits all approach to three programme streams:</p> <ul style="list-style-type: none"> • Planned Programme - for homes that are in good order, and high demand, without foreseeable structural or lettability issues, requiring a straightforward programme of cyclical works to keep them in excellent order. • Planned Programme Plus (PPP) – for homes that have some of the following features: recurring external repair issues; lack “kerb appeal” for residents in a way that is straightforward to remedy (poor environment or communal spaces). • Modernisation - takes account of matters which go beyond the standard requirements of a stock condition survey, including features such as ECO works and the full refurbishment of a block, supporting the wider aims of the organisation. <p>Examples of these streams and the improvements that have been made were shared with the Board.</p>
<p>15/12/19</p>	<p>As a result of questions the following was discussed :</p> <p>It is important that environmental sustainability and Climate Change considerations were built into approach that PCH takes to improving and maintaining it stock.</p> <p>There are emerging technologies being developed to tackle this but as there are so many different ideas they were not built into this Stock Condition Survey. Lots of ideas were being developed by various registered providers solar/wind power – but there isn’t yet a clear pathway on how to get to zero carbon by 2050.</p> <p>Low carbon and energy efficiency legislation will be a factor in our future</p>

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<p>16/12/19</p>	<p>approach to maintaining our stock and the Board were keen that this was given further consideration when deciding if the PCH Standard should be Decent Homes or Decent Homes plus.</p> <p>It was noted that Social Housing is one of the most energy effective sectors and PCH will continue to try and make the lives of our tenants better by providing Decent homes and reducing fuel poverty where we can.</p> <p>The Stock Condition Survey provides the basis of PCH's future 30 year investment programme – whilst some elements may switch around during this period it gives more certainty on what we need to do in the future – this will help other areas of our business and it was discussed that this could support the manufacturing programme of works where their products are being used for the work.</p> <p>Overall the board felt that this was an excellent report.</p>	
<p>17/12/19</p>	<p>The PCH Board :</p> <ol style="list-style-type: none"> 1. Noted the conclusions of the Stock Condition Survey 2. Approved the Savills 30 year Stock Condition Survey 2019 and accompanying report as the basis of PCH's future 30 year investment programme. 	
<p>11.</p>	<p>Redacted as Commercial in confidence Phase 4 Update [REDACTED]</p>	
<p>18/12/19</p>	<p>[REDACTED]</p>	
<p>19/12/19</p>	<p>[REDACTED]</p>	

20/12/19	
21/12/19	
22/12/19	
23/12/19	
24/12/19	

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25/12/19	
26/12/19	 <p>9.</p>
27/12/19	Date of next meeting 4 February 2020
	Meeting finished at 6:45 pm

Signature.....Nick Lewis – Chair Date

Certified as a true copyBelinda Pascoe, Head of Governance