



Housing Scrutiny Committee - Supplementary

Wednesday 27 March 2019 at 6.00 pm

Boardrooms 3-5 - Brent Civic Centre, Engineers Way,
Wembley, HA9 0FJ

Membership:

Members

Councillors:

Long (Chair)
Maurice (Vice-Chair)
Aden
Ethapemi
Hassan
Johnson
Kennelly
Stephens

Substitute Members

Councillors:

Afzal, Conneely, Hector, Knight, Shahzad, Ketan Sheth
and Thakkar

Councillors:

Colwill

Co-opted Members:

Karin Jaeger, Brent Tenant Representative

For further information contact: Nikoleta Nikolova, Governance Officer
tel: 0208 937 1587, Nikoleta.Nikolova@brent.gov.uk

For electronic copies of minutes, reports and agendas, and to be alerted when the minutes of this meeting have been published visit: **www.brent.gov.uk/committees**

The press and public are welcome to attend this meeting

Notes for Members - Declarations of Interest:

If a Member is aware they have a Disclosable Pecuniary Interest* in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent and must leave the room without participating in discussion of the item.

If a Member is aware they have a Personal Interest** in an item of business, they must declare its existence and nature at the start of the meeting or when it becomes apparent.

If the Personal Interest is also significant enough to affect your judgement of a public interest and either it affects a financial position or relates to a regulatory matter then after disclosing the interest to the meeting the Member must leave the room without participating in discussion of the item, except that they may first make representations, answer questions or give evidence relating to the matter, provided that the public are allowed to attend the meeting for those purposes.

***Disclosable Pecuniary Interests:**

- (a) **Employment, etc.** - Any employment, office, trade, profession or vocation carried on for profit gain.
- (b) **Sponsorship** - Any payment or other financial benefit in respect of expenses in carrying out duties as a member, or of election; including from a trade union.
- (c) **Contracts** - Any current contract for goods, services or works, between the Councillors or their partner (or a body in which one has a beneficial interest) and the council.
- (d) **Land** - Any beneficial interest in land which is within the council's area.
- (e) **Licences** - Any licence to occupy land in the council's area for a month or longer.
- (f) **Corporate tenancies** - Any tenancy between the council and a body in which the Councillor or their partner have a beneficial interest.
- (g) **Securities** - Any beneficial interest in securities of a body which has a place of business or land in the council's area, if the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body or of any one class of its issued share capital.

****Personal Interests:**

The business relates to or affects:

- (a) Anybody of which you are a member or in a position of general control or management, and:
 - To which you are appointed by the council;
 - which exercises functions of a public nature;
 - which is directed is to charitable purposes;
 - whose principal purposes include the influence of public opinion or policy (including a political party or trade union).
- (b) The interests of a person from whom you have received gifts or hospitality of at least £50 as a member in the municipal year;

or

A decision in relation to that business might reasonably be regarded as affecting the well-being or financial position of:

- You yourself;
- a member of your family or your friend or any person with whom you have a close association or any person or body who is the subject of a registrable personal interest.

Supplementary

Item	Page
9a	Update on i4B Holdings Ltd and First Wave Housing Ltd – 1 - 10 Presentation

Date of the next meeting: Thursday 25 April 2019



- Please remember to ***SWITCH OFF*** your mobile phone during the meeting.
- The meeting room is accessible by lift and seats will be provided for members of the public.

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Update on i4B Holdings Ltd and First Wave Housing Ltd

Housing Scrutiny Committee – Wednesday 27th March 2019

Martin Smith (Chair of the i4B and FWH Boards)

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Outline of Presentation

- FWH – What is it? Future Plans?
- i4B – What is it? What has it done? Future Plans?

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What is FWH?

- Council owned company with own Board of Directors.
- Set up to manage properties previously owned by BHP.
- Registered provider managing 331 properties.
- Mature business with stable performance.



How is FWH Structured?

- Board of Directors:

- Martin Smith – Independent Chair
- Akintoye Durowoju – Independent board member
- Councillor George Crane;
- Gail Tolley, The Strategic Director of Children and Young People; and
- Peter Gadsdon, The Director of Performance, Policy and Partnerships.

- SLA agreement with Brent to provide a range of services to support the Company's operations e.g. corporate services, and housing management services.
- FWH is limited by guarantee.

Future Plans for FWH

- Rent rationalisation.
- Asset management and investing in housing stock.
- Sale of properties.
- Potential to use FWH as a vehicle to contribute to the Council's ambition of delivering 1000 affordable homes a year.

What is i4B?

- Council owned company with own Board of Directors.
- Set up to reduce TA spending and numbers in TA.
- i4B lets affordable PRS accommodation to households the Council has a homelessness duty to.
- The core business model is threefold: to provide good quality homes at affordable rent, to be a responsible landlord, and to provide secure tenure in the private rental sector

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How is i4B Structured?

- Same board of directors as FWH.
- The Company has SLA with Brent to provide a range of services to support the Company's operations, including:
 - Corporate services;
 - Property Purchase and refurbishment;
 - Housing Management
- i4B is financed via a state-aid compliant loan from Brent Council.
- Company limited by shares.

What has i4B done?

- 240 properties have been purchased, in conveyancing or under offer.
- i4B has housed and discharged the Council's housing duty to 172 families, including 464 children.
- Highly commended at 2019 LGC Awards, also a finalist for MJ Awards.



Brent



How do i4B's tenants feel?

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Future Plans for i4B

- Third business plan approved at Cabinet in February. Focus on expansion and diversification.
- Key Themes:
 - PRS Acquisition Programme
 - Developing a portfolio of new build accommodation
 - Intermediate/key worker accommodation.

