

MAYOR AND CABINET			
Title	Besson Street: Joint Venture Board Appointments		
Key decision	No	Item no	
Wards	Telegraph Hill		
Contributors	Executive Director for Customer Services, Executive Director for Resources and Regeneration, Head of Law		
Class	Part 1	21 November 2018	

1 Summary

- 1.1 In July 2016 Mayor and Cabinet agreed that the Council should pursue the scheme for Besson Street, to deliver around 230 homes for private rent with 35% at “living rent” levels through partnership with a joint venture (JV) partner.
- 1.2 On 6 December 2017 Mayor and Cabinet approved the selection of Grainger plc as the Council’s preferred bidder to form the Besson Street JV and named Genevieve Macklin and David Austin as the Council’s two Member Representatives for the JV.
- 1.3 On 15 March 2018 Mayor and Cabinet approved an advanced draft of Members Agreement and Besson Street JV Business Plan, and delegated authority to the Executive Director of Resources and Regeneration to agree the final Members Agreement and Business Plan.
- 1.4 On 10 September 2018 to the Executive Director of Resources and Regeneration agreed the final Members Agreement and Business Plan. The JV partnership is working to bring about the Besson Street development.
- 1.5 This report recommends that a new LLP Representative is appointed to replace Genevieve Macklin who retired from the Council in October 2018.

2 Recommendations

It is recommended that the Mayor:

- 2.1 Agrees to appoint the Assistant Director of Housing Services, Madeleine Jeffery, to act as one of the Council’s two LLP Representatives on the Joint Venture Operational Board and one of the Council’s two Directors in the wholly owned dormant member company;

3 Policy Context

- 3.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:
- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
 - Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
 - Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.
- 3.2 The proposed recommendations are also in line with the Council policy priorities:
- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
 - Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment.
- 3.3 Lewisham's Housing Strategy was approved at Full Council in May 2015. This strategy sets out the Council's ambition to address the challenges in the borough through the following objectives:
- Helping residents at times of severe and urgent housing need;
 - Building the homes our residents need;
 - Greater security and quality for private renters;
 - Promoting greater quality in the social and private rented sectors.
- 3.4 Lewisham's Core Strategy has the objective to make provision for the completion of an additional 18,165 net new dwellings from all sources between 2009/10 and 2025/26, to meet local housing need and accommodate the borough's share of London's housing needs. This aims to exceed the London Plan target for the borough. The Core Strategy also has the objective to make provision to meet the housing needs of Lewisham's new and existing population, which will include:
- provision of affordable housing;
 - a mix of dwelling sizes and types, including family housing;
 - lifetime homes, and specific accommodation to meet the needs of an ageing population and those with special housing needs;
 - bringing vacant dwellings back into use.

4 Background

- 4.1 In December 2017 Mayor and Cabinet agreed that Genevieve Macklin

and David Austin would be appointed as the Council's Representatives on the JV board and also as directors of the dormant member company.

- 4.2 There is also a JV Project Board that will be made up of 5 Lewisham representatives and 5 Grainger representatives. Both Genevieve Macklin and David Austin were also appointed to the JV Project Board and the remaining 3 Lewisham representatives, Jeff Endean, Katharine Nidd and Freddie Murray were appointed by the Executive Director of Resources and Regeneration when the final Besson Street Business Plan 2018/19 was approved.
- 4.3 The Council Representatives on the JV board will report back to the Executive Director of Resources and Regeneration on delivering the Business Plan, and will make all financial decisions in line with the Council's scheme of delegation.
- 4.4 Where any officer is called on to make a decision outside of the pre-agreed Besson Street Business Plan, they will bring that decision back to Mayor and Cabinet, or when required by the Council's Constitution, to Full Council. Through this approach all decisions the JV will make are approved by Mayor and Cabinet, which then delegates authority to make day-to-day implementation decisions down to officers acting in accordance with the agreed Besson Street Business Plan.
- 4.5 Genevieve Macklin retired from the Council in October 2018, causing there to be a vacancy on the JV board for a Council Representative, and for a director of the dormant member company.
- 4.6 The agreed terms of the Member's Agreement between the Council and Grainger state that for a board meeting to be quorate both board members from each partner must be present. This necessitates having a second Council board member in place quickly so that the JV partnership can make decisions.
- 4.7 This report recommends that Assistant Director of Housing Services, Madeleine Jeffery, is appointed to act as one of the Council's two LLP Representatives on the Joint Venture Operational Board and one of the Council's two Directors in the wholly owned dormant member company;

5 Financial Implications

- 5.1 There are no financial implications arising directly from this report.

6 Legal Implications

- 6.1 There are no legal implications arising directly from this report as this is simply requesting the approval of the appointment of a new LLP Representative to replace the former appointee in order to ensure that the JV partnership can continue to make decisions. Full legal implications in relation to the appointment of LLP Representatives were contained in the

previous reports to Mayor and Cabinet referred to in Section 9 of this report.

7 Background Documents and Report Originator

- 7.1 Besson Street Re-development and Private Rented Sector Housing, approved by Mayor and Cabinet on the 9th December 2015:
<http://councilmeetings.lewisham.gov.uk/documents/s40265/Besson%20Street%20PRS%20Development%20Part%201.pdf>
- 7.2 Besson Street Re-development and Private Rented Sector Housing, approved by Mayor and Cabinet on 13th July 2016:
<http://councilmeetings.lewisham.gov.uk/documents/s44566/Besson%20Street%20Re-development.pdf>
- 7.3 Besson Street: Selecting a Joint Venture Partner to Deliver New Build to Rent Homes, approved by Mayor and Cabinet on 6th December 2017:
<http://councilmeetings.lewisham.gov.uk/documents/s54047/Besson%20Street%20Part%201.pdf>
- 7.4 To access any of the Part 2 reports, or if you have any queries relating to this report please contact Osama Shoush on 020 8314 7692.