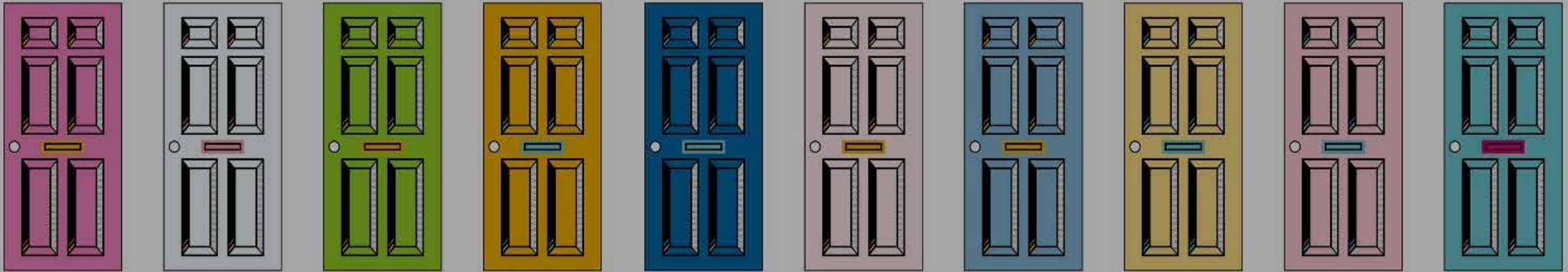


CELEBRATING 20 YEARS OF LOCAL SPACE



BOARD MEMBER RECRUITMENT PACK

OCTOBER 2026

INVESTORS IN PEOPLE™
We invest in people Silver



At home with
LOCAL SPACE



WELCOME FROM THE CHAIR

Thank you for your interest in joining the Board of Local Space.

Having recently been appointed Chair, I am delighted to welcome prospective applicants during an exciting period in Local Space's development. It is a privilege to take on this role with an organisation that has such a strong reputation for delivering high-quality homes and creating positive outcomes for customers and communities.



Local Space was established with a clear mission: to provide settled homes for people who need them most and to work with local authority partners to tackle homelessness and housing insecurity. Over the last 20 years the organisation has grown significantly and today operates across 19 local authority areas throughout London and Essex, helping thousands of people access safe, secure and affordable homes. As we celebrate our twentieth anniversary and begin delivering our ambitious new Corporate Strategy "*Foundations for Successful Lives*" we are looking to the future with confidence. Our recent regulatory inspection confirmed our G1 governance, V1 financial viability and C2 consumer ratings, providing strong foundations from which to build and support our ambition to increase the number of homes we provide by 20% by 2030.

The Board has a vital role in helping the organisation achieve these ambitions. Working closely with the Chief Executive and Executive Team, we provide strategic leadership, oversight and constructive challenge, ensuring that Local Space continues to operate effectively, responsibly and always in the best interests of its customers.

We are appointing two new Board Members who will bring fresh perspectives, strategic insight and constructive challenge as we deliver our ambitious plans for the future. One role is for an individual with broad experience in areas such as governance, customer services, digital transformation, HR, risk management or asset management. The second requires a senior finance professional with experience of corporate finance, treasury oversight and Audit & Risk Committee leadership, who can help the Board maintain strong financial stewardship, effective risk management and long-term organisational resilience. Together, these appointments will strengthen the breadth of expertise around the Board table and support Local Space in delivering its strategic ambitions.

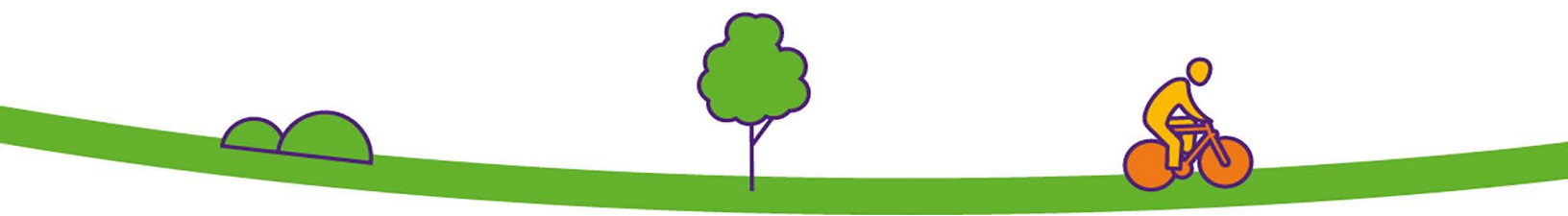
Being a Board Member at Local Space offers a great opportunity to help shape the future of an organisation that combines strong social values with a highly successful and financially robust business model. The contribution made by our Board directly influences the lives of the people and communities we serve, making this both a rewarding and meaningful role.

We are committed to building a diverse and inclusive Board that reflects our customers and communities. We believe better decisions are made when different perspectives, backgrounds and lived experiences are represented around the Board table. We particularly welcome applications from people who are currently underrepresented at Board level and who can bring fresh perspectives to support our continued success.

As the new Chair, I am excited about the opportunities ahead and the difference we can continue to make together. We are building on firm foundations and looking to the future with confidence. If you share our ambition and want to help create lasting positive change, we would be delighted for you to consider joining Local Space's Board.

Thank you for your interest, and we look forward to hearing from you.

Ian Lush OBE
Chair



We are recruiting two new Board Members

(each bringing a distinct kind of experience)



Board Member

Broad experience in one or more of governance, customer services, digital transformation, HR, risk management or asset management.



Board Member (finance)

A senior finance professional with corporate finance experience, treasury oversight and leadership of an Audit & Risk Committee.



Role Profile and Person Specification

Local Space is a provider of social housing and an FCA registered community benefit society based in East London which has been operating in the area since 2006. Our aim is to end homelessness by providing high-quality homes for people to live in, enabling them to build foundations for successful lives.

The successful candidate is responsible for contributing to the successful functioning of the Board, ensuring good governance, regulatory compliance, and promoting a positive culture which contributes to effective board decision making.

Key accountabilities

To contribute experience, expertise, knowledge and insight to determine strategy, direction and control in the interests of current and prospective customers and the wider community. In conjunction with fellow Board members the Board member will contribute to:

1. Discharging the legal duties of a board member/company director acting in Local Space's best interests and ensuring it is carrying out its objectives for the benefit of the community.
2. Setting strategy and agreeing the business and financial plans to support strategic delivery.
3. Oversight of financial management, treasury management and the management of all Local Space assets.
4. Establishing, monitoring and reviewing an effective framework of delegation, assurance, risk management and internal control.
5. Ensuring that the needs of current and future customers are at the heart of decision making.

Other Responsibilities

- To represent Local Space on occasions as appropriate.
- To maintain awareness on housing policy matters.
- To ensure that the Board receives professional advice when it is needed

Essential skills knowledge and experience

We would welcome applicants with the skills, knowledge and experience in one or more of the following areas:

- Customer service
- Financial management and Treasury Management
- Risk Management
- ICT and Digitalisation / Project management
- HR
- Governance and law
- Asset management / repairs and maintenance
- Development and procurement

The successful candidate will have:

- Effective communication and influencing skills, with an ability to consider diverse viewpoints

- The ability to act independently and a willingness to provide constructive challenge to the CEO and other members of the Executive Team.
- A proven ability to work effectively as part of a team that makes collective strategic decisions, especially where decisions don't align with personal views.
- An ability to understand and take account of the needs of customers, and commitment to hearing their voice.
- Strong analytical capability
- An ability to maintain standards of probity and work within regulatory and governance frameworks.
- An ability to work with electronic communications.
- The willingness and ability to devote the necessary time and effort required for the role.
- A commitment to Local Space's vision, objectives and values.
- A commitment to personal and professional development required for the role and to work with Board to further its own collective development.
- An active interest in social housing, and a willingness to learn and develop in this field.
- Experience in the social housing sector would be advantageous, but not essential.

Eligibility criteria

The following will mean that a person is not eligible for appointment

- they are disqualified from acting as a company director, charity trustee or Board member of a registered society for any reason; or
- they have been convicted of an indictable offence which is not, or cannot be, spent; or
- a composition is made with their creditors generally in satisfaction of that person's debt

Appointments will be subject to due diligence checks including references, eligibility checks and where appropriate a DBS disclosure check.

Key Terms

Remuneration: £ 4,500 p.a. (subject to review)

Appointment term: Appointments are for an initial three-year term, with the possibility to extend for a further term. Board members are subject to an annual Board appraisal.

Mileage / Expenses: Mileage and expenses can be claimed when attending events and meetings. Mileage where claimed, is paid according to current HMRC rates.

Time commitment:

Attendance at quarterly Board meetings

The successful candidate will be a member of the Governance and Remuneration Committee which also meets quarterly.

Estimated time commitment for meetings is 6 hours per quarter with additional time for preparation.

There may be additional time commitments including additional meetings where needed. The expectation is that the overall time commitment is up to 25 days per year.

Role Profile and Person Specification

Main purpose of the role

Local Space is a provider of social housing and an FCA registered community benefit society based in East London which has been operating in the area since 2006. Our aim is to end homelessness by providing high-quality homes for people to live in, enabling them to build foundations for successful lives.

The successful candidate is responsible for contributing to the successful functioning of the Board, ensuring good governance, regulatory compliance, and promoting a positive culture which contributes to effective board decision making.

Key accountabilities

To contribute experience, expertise, knowledge and insight to determine strategy, direction and control in the interests of current and prospective customers and the wider community. In conjunction with fellow Board members the Board member will contribute to:

1. Discharging the legal duties of a board member/company director acting in Local Space's best interests and ensuring it is carrying out its objectives for the benefit of the community.
2. Setting strategy and agreeing the business and financial plans to support strategic delivery.
3. Oversight of financial management, treasury management and the management of all Local Space assets.
4. Establishing, monitoring and reviewing an effective framework of delegation, assurance, risk management and internal control.
5. Ensuring that the needs of current and future customers are at the heart of decision making.

Other Responsibilities

- To represent Local Space on occasions as appropriate.
- To maintain awareness on housing policy matters.
- To ensure that the Board receives professional advice when it is needed

Essential skills knowledge and experience

The successful candidate will have:

- A strong background in corporate finance at a senior or executive level with an associated accounting qualification.
- Experience of treasury management oversight or appraisal and tenure on an Audit and Risk Committee.
- Effective communication and influencing skills, with an ability to consider diverse viewpoints
- The ability to act independently and a willingness to provide constructive challenge to the CEO and other members of the Executive Team.
- A proven ability to work effectively as part of a team that makes collective strategic decisions, especially where decisions don't align with personal views.
- An ability to understand and take account of the needs of customers, and commitment to hearing their voice.
- Strong analytical capability
- An ability to maintain standards of probity and work within regulatory and governance frameworks.

- An ability to work with electronic communications.
- The willingness and ability to devote the necessary time and effort required for the role.
- A commitment to Local Space's vision, objectives and values.
- A commitment to personal and professional development required for the role and to work with Board to further its own collective development.
- An active interest in social housing, and a willingness to learn and develop in this field.
- Experience in the social housing sector would be advantageous, but not essential.

Eligibility criteria

The following will mean that a person is not eligible for appointment

- they are disqualified from acting as a company director, charity trustee or Board member of a registered society for any reason; or
- they have been convicted of an indictable offence which is not, or cannot be, spent; or
- a composition is made with their creditors generally in satisfaction of that person's debt

Appointments will be subject to due diligence checks including references, eligibility checks and where appropriate a DBS disclosure check.

Key Terms:

Remuneration: £ 4,500 p.a. (subject to review)

Appointment term: Appointments are for an initial three-year term, with the possibility to extend for a further term. Board members are subject to an annual Board appraisal.

Mileage / Expenses: Mileage and expenses can be claimed when attending events and meetings. Mileage where claimed, is paid according to current HMRC rates.

Time commitment:

Attendance at quarterly Board meetings

The successful candidate will be a member of the Audit & Risk Committee which also meets quarterly. Estimated time commitment for meetings is 6 hours per quarter with additional time for preparation. There may be additional time commitments including additional meetings where needed. The expectation is that the overall time commitment is up to 25 days per year.

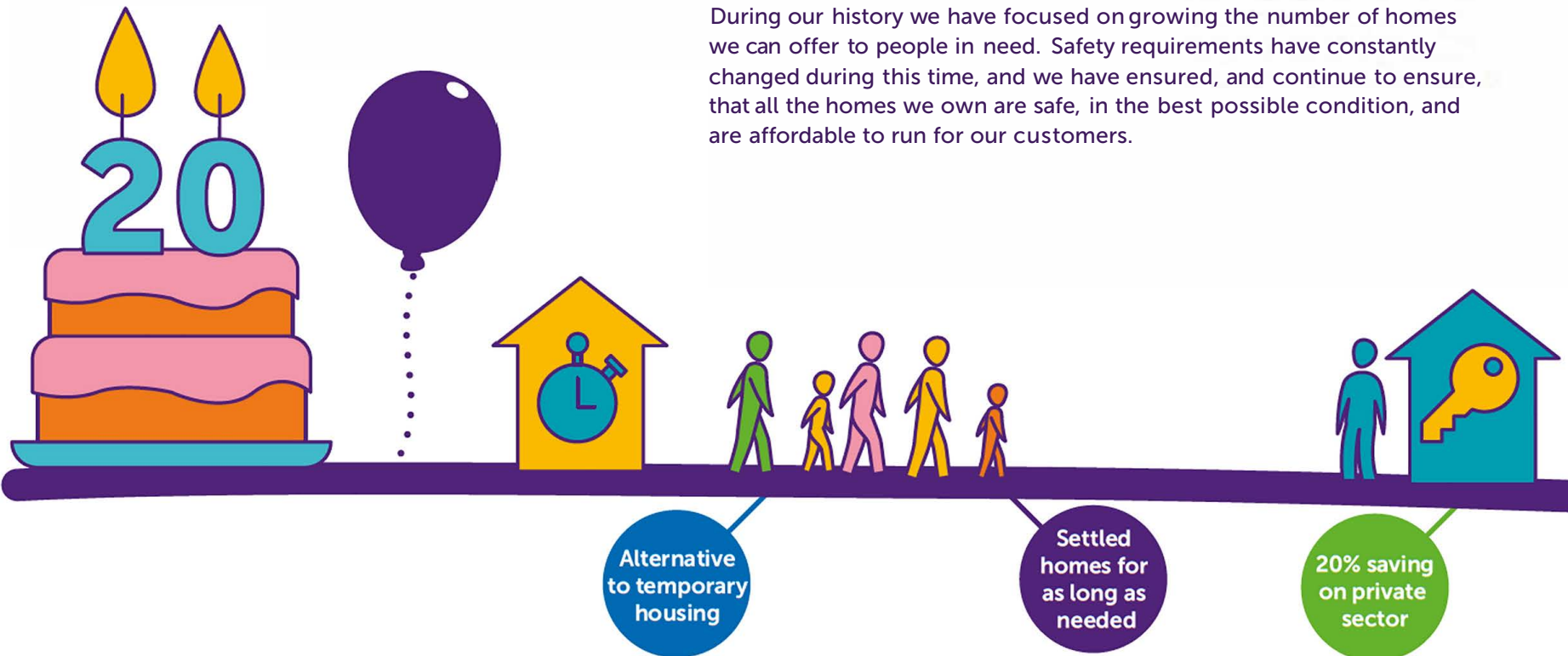
LOCAL SPACE'S JOURNEY

In 2026, Local Space turns 20 years old. Since 2006, Local Space has grown from an initial grant of 450 homes from the London Borough of Newham to a total of 3,039 homes (as of 31 March 2024). We have grown from operating solely in one London borough to five partnerships and homes in 19 local authority areas in London and Essex.

Local Space has a unique housing model:

- For our new and existing customers, we provide a high-quality settled home for as long as it is needed, at a price that is affordable within the benefits system.
- For our local authority partners, we provide a more cost-effective alternative to housing homeless families in the private sector or in hotels and bed and breakfasts. The savings amount to at least 20% per week per home compared to the private sector.
- For our funders, we are a safe and secure investment opportunity that delivers clear social benefits which are easy to quantify and demonstrate.

During our history we have focused on growing the number of homes we can offer to people in need. Safety requirements have constantly changed during this time, and we have ensured, and continue to ensure, that all the homes we own are safe, in the best possible condition, and are affordable to run for our customers.



To do this, we have been investing in our existing homes as well as setting a higher standard for any new homes we acquire. Investment has been in:

- Components like bathrooms, kitchens and heating systems to meet the Decent Homes Standard.
- Carbon reduction measures to improve the thermal efficiency of homes and make them cheaper to heat (and contribute to Energy Performance Certificate (EPC) improvements).

At Local Space, we are now on the cusp of a new era, driven by a revitalised mission and shaped by the changing environment of social housing regulation. Our five-year strategy is a commitment to our residents and demonstrates our ambition to not just navigate, but lead, in this changing environment. It's a bold plan that integrates our renewed mission, aligns with the latest regulatory consumer standards, and underscores our dedication to enriching the lives of our residents.

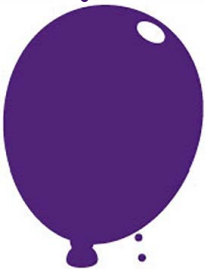
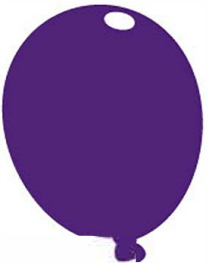
Our Corporate Strategy sets out the framework within which we will work in the next five years.



What is a settled home:
.....
A home where the occupant can stay as long as they want to.



What is a high-quality home:
.....
A home that is safe, warm, sustainable and affordable.



Where we are now:
We deliver high-quality settled homes that help support successful lives in East London and Essex.

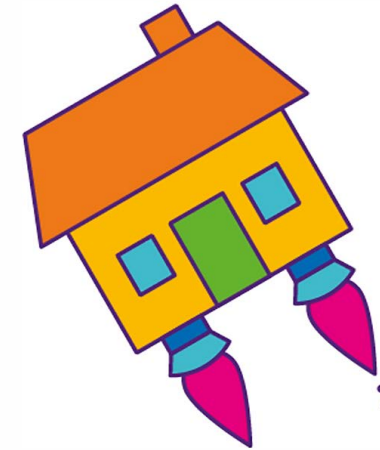
In five years' time:
We will deliver 20% more high-quality settled homes that support successful lives in Greater London.

2025

2030

OUR MISSION

We help solve the homelessness crisis for families by delivering high-quality settled homes that build foundations for successful lives.



OUR VALUES

Our values are at the heart of our organisation and shape how we deliver services. This is what our values mean to us:



Genuine team players

- ✓ We collaborate.
- ✓ We champion the success of others and the team.
- ✓ We have each other's backs - we know and trust each other.



Ambitious and proactive

- ✓ We are self-starters and eager to learn.
- ✓ We are empowered to solve problems.
- ✓ We constantly find ways to add value and improve.



Do the right thing, even when it is hard

- ✓ We know when to speak up when something isn't right, even if it means having uncomfortable conversations.
- ✓ We are courageous in exploring new ways of working in service of our customers.
- ✓ We hold each other accountable.



Take the work seriously, but don't take ourselves too seriously

- ✓ We care about people experiencing homelessness and the work we do to provide homes for them matters to us.
- ✓ We bring joy and energy to all that we do.
- ✓ We have a sense of humour and laugh with our colleagues.



MEET THE BOARD

Our Board provides strategic leadership and consists of ordinary members and our CEO. The Board meets regularly, and we are proud of how well we are governed.

We have adopted the 2020 NHF Code of Governance and review our compliance with the Code twice each year. Every year we review how effective our governance is, using questionnaires and external meeting observations.

It's also important that we can demonstrate that our Board Members always act on behalf of Local Space. For this reason, we ask our Board Members to make a full declaration of any interests, and if there's ever a conflict of interest they withdraw from the meeting and take no part in the decision making.

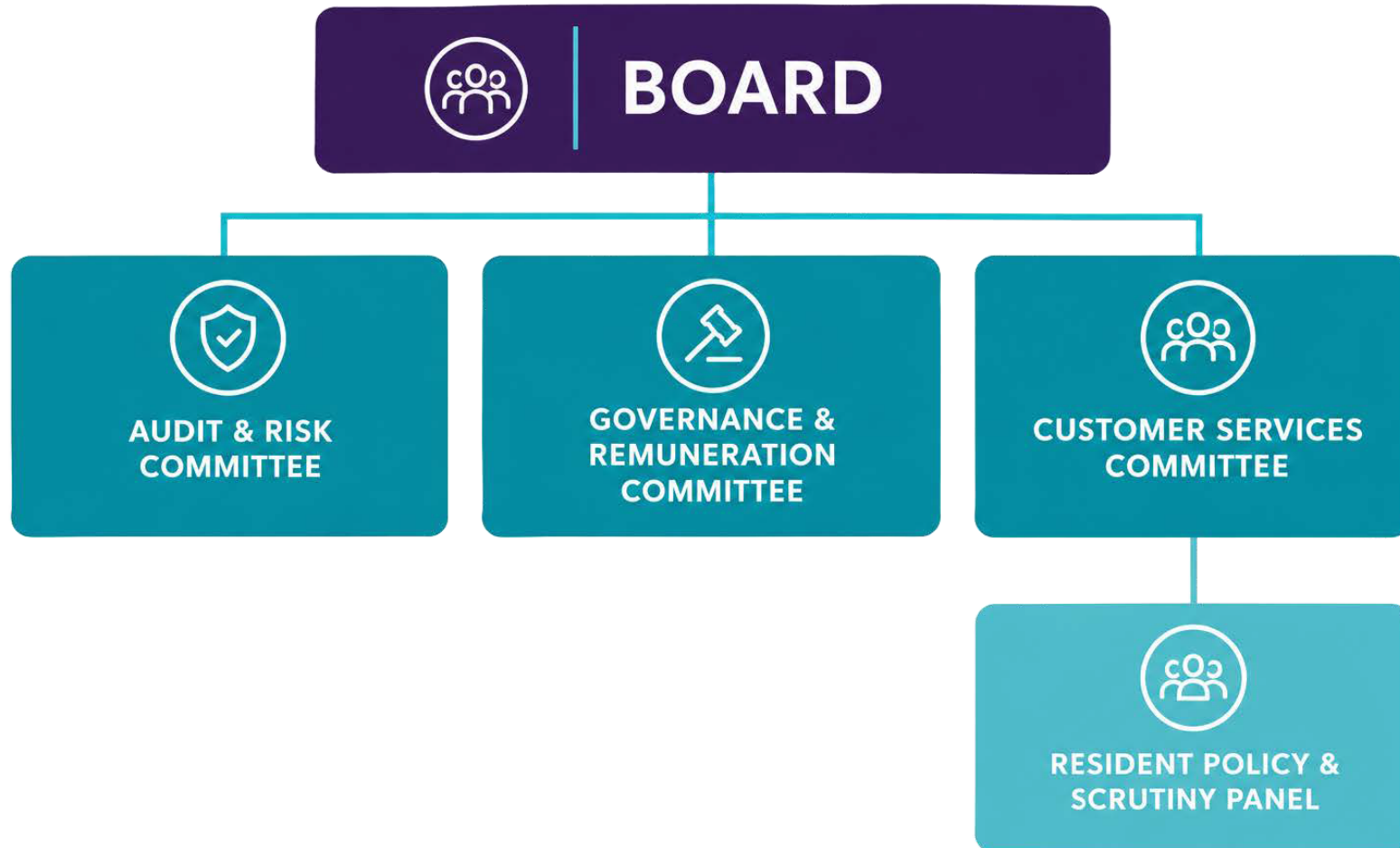
Local Space has identified the key skills and competencies that it needs on the Board and it reviews these on an annual basis. Our last review confirmed that our Board Members are skilled in areas such as strategy, finance, housing and asset management and customer service and that they are highly collaborative and communicative, empathetic and multi culturally diverse.

The Board is supported by three committees; the Audit and Risk Committee, the Governance and Remuneration Committee, and the Customer Services Committee.

As part of their governance duties, Board Members are required to serve on at least one of these committees.



BOARD STRUCTURE



THE BOARD



Ian Lush OBE - Chair

With over 40 years' experience across the charitable, arts, heritage and health sectors, Ian has held a wide range of executive and governance leadership roles. Most recently, he was Chief Executive of Imperial Health Charity and Chair of NHS Charities Together, leading the national Covid-19 appeal which raised more than £160 million. He was awarded an OBE in 2020 for services to the NHS. Ian joined Local Space because he is passionate about helping people access safe, secure homes and opportunities to thrive. Through his work in the NHS, he has seen the impact that homelessness and poor-quality housing can have on individuals and families. Ian is also Chair of Liquid Listening and a trustee of the Lemon Pickleball Foundation.



Josie Parsons - CEO

As CEO, Josie is responsible for the management and overall success of Local Space. She works with the Board to ensure that there is a link between our strategic direction and the operational delivery of our services. She manages relationships with local authority stakeholders and the Regulator of Social Housing. Josie joined Local Space in 2018 as Finance Director with previous director experience in broad portfolio roles in the private and non-profit sectors. She became CEO in October 2019 and a member of the Board of Local Space in April 2020. Josie is particularly proud of the growth Local Space has achieved, including the number of homes we own and manage, and the expanding staff team to support this work. She believes in our 'People First' ethos which has changed how customers experience services and shaped their views of Local Space. Outside of Local Space, Josie sits on the Board and the Audit and Risk Committee of Waltham Forest Housing Association.



Alwyn Lewis – Customer Services Committee Chair

Alwyn has had a career in social housing for over 40 years, starting with the (former) Greater London Council. He retired in 2022 after 10 years as the Chief Executive for Hornsey Housing Trust. Alwyn has worked for a number of registered providers and local authorities in a variety of leadership roles and has a wealth of experience developing and delivering successful strategies for improving services to residents. Alwyn specialises in performance improvement, service transformation, resident engagement, developing strategic partnerships and supporting organisations through strategic change.



Celia Willson - Co-opted Board Member, Independent Customer Member

Celia is a Local Space resident and plays a key role in helping to ensure resident voices shape our service delivery. Driven by a passion for continuous improvement and creating systems that genuinely work for people, Celia joined the committee to help deliver meaningful change. She believes that excellent customer service goes beyond resolving issues. It's about treating people with dignity, truly listening, and building trust through respectful and responsive engagement. With a background in public service leadership, adult education, and governance, she brings strong analytical and decision-making skills to the role. In addition to her professional background, Celia is an author with a focus on empowerment and wellbeing.



Graham Duncan - Audit and Risk Committee Member

Graham has extensive experience in the not-for-profit sector, including as CEO of a charity supporting young disabled people and as a trustee of organisations such as Anti-Slavery International, Barnet & Southgate College, and NACRO. He is currently a non-alcoholic trustee of Alcoholics Anonymous (Great Britain) and a Freeman of the Worshipful Company of Educators. With a background in banking and corporate treasury, most recently as Chief Lending Officer at Charity Bank, he brings strong financial and governance expertise. His housing sector experience includes serving as Treasurer of NACRO Housing and on Hyde Housing's Finance & Organisation Committee. He joined Local Space to support its mission of providing safe, affordable housing, something he has seen to be life changing. As a Waltham Forest resident, he values the opportunity to contribute to his local community.



Jane Goodley - Customer Services Committee Member

Jane is a self-employed consultant, providing consultancy services to the housing sector. With over 30 years of housing sector experience, Jane specialises in housing management, repairs and customer service. Jane has worked in both local authorities and housing associations and has held various Director and Executive Director roles since 2015. She joined Local Space's Board in May 2024 and has been a member of the Audit and Risk Committee since 2021. Jane is also a Board member at Golding Homes.



Marie Li Mow Ching - Audit and Risk Committee Chair

Marie is a Board member at Selwood Housing Society and Estuary Housing Association and Chair of Gravesend Churches Housing Association. With over 10 years' experience in the social housing sector, Marie has had various roles as Board member, Vice-Chair and Chair of the Board. Marie specialises in governance, financial and risk management, housing services, asset management and development. Marie was attracted to Local Space's values and vision, which strongly align with her interest in the sector and in meeting the needs of people experiencing homelessness.



Paul Edwards - Audit and Risk Committee Member

Paul is Chief Executive at CHP, a housing association in Essex. With 25 years' experience in the housing sector, Paul has held several non-executive roles. He is driven by the difference Local Space can make, not only to its customers' lives, but by being a fantastic place to work too. While he comes from a financial background, he is keen to utilise his passion for innovative thinking to take Local Space forward in its mission to work together to provide safe and quality homes to those in need. Paul is also a trustee of Chelmsford Learning Partnership.



Sarah Beckwith - Governance and Remuneration Committee Member

Sarah is a Chartered Surveyor and has worked in the property industry for over 20 years with a portfolio career in property consultancy and Board roles. Sarah specialises in strategic property and asset management and governance across the private, public and charity sectors. She joined Local Space's Board to contribute to an organisation making a difference to address homelessness and the housing crisis. Sarah is also the Chair of the Trustee Board of Yateley Industries.



Sharon Carter - Senior Independent Board Member

Sharon is CEO at Hexagon Housing Association. With 40 years' experience in the social housing sector, including 25 years as a Senior Executive, she has previously led three housing associations as Chief Executive and a charity as Managing Director. She has also provided consultancy services for a range of housing providers. Sharon specialises in social housing operations, customer service, resident engagement, diversity and inclusion, governance and regulation, corporate strategy, business planning and strategic partnerships. Sharon is also a Board member for NLM Housing Association.



Sue Bunt - Governance & Remuneration Committee Chair

Sue is Head of Organisational Development at the Hyde Group. With 20 years' experience in social housing, Sue specialises in organisational culture, leadership development, strategic human resources and diversity and inclusion. She is passionate about the difference social housing makes to people's lives and wants to use her skills and experience to contribute to the East London community, as she was born and bred there. Sue is also on the Board of Housing Diversity Network.



Nicholas Cooper - Independent Member

Nicholas Cooper is a Chartered IT Security Professional with over 12 years' experience in cyber and information security across public and private sectors. He has held senior roles at CISO and CIO level and has served as a trusted advisor to executive teams and boards. He specialises in information and cyber security and has strong knowledge in IT programme delivery and regulatory compliance. He joined Local Space out of a strong belief in its mission to tackle the housing crisis. In addition to his industry work, Nicholas is also a non-executive director at Adversio Group, conference speaker, academic lecturer, and mentor in the cybersecurity community. He holds an MSc in Information Security from Royal Holloway, University of London, and is a member of both the British Computer Society and the Chartered Institute for Information Security.



Elizabeth Leach - Independent Customer Member

Elizabeth Leach is a Local Space resident and a dedicated member of the Customer Services Committee, representing the voices of Local Space residents. Motivated by a desire to make a difference, Elizabeth joined the committee to help shape services that reflect residents' needs and perspectives. She believes that excellent customer service is essential for any organisation to operate efficiently. As both a resident and committee member, Elizabeth is committed to contributing to Local Space's continued success. Known for her thoughtful and solutions-focused approach, Elizabeth is a careful listener who aims to build stronger and more open relationships between Local Space, its contractors, and its residents.

MEETING DATES

Board
11 November 2026
3 February 2027
19 March 2027 (Budget)
5 May 2027
28 July 2027
Audit and Risk Committee
9 October 2026
18 January 2027
15 March 2027 (Budget review)
12 April 2027
14 June 2027 (Single item to review year end accounts and assurance information)
12 July 2027
GRC
20 October 2026
27 January 2027
21 April 2027
21 July 2027



HOW TO APPLY

Application Process

Please submit an up-to-date CV, a covering letter quoting reference ema514 and a completed Equal Opportunities Monitoring Form.

Submission Details

Email applications to responsehandling1@emaconsultancy.org.uk by 5.00pm on 6 November 2026.

Curriculum Vitae

Your CV should clearly demonstrate how your experience and skills meet the requirements outlined in the Person Specification.

- Full name and postal address
- Telephone and mobile contact details
- Email address
- Relevant employment history
- Educational and professional qualifications
- Memberships of relevant professional bodies

Covering Letter

Maximum three pages. Explain your motivation for joining the Board, highlight relevant experience and demonstrate how you would contribute to the future success of Local Space.

Selection Timetable

Stage	Date
Closing Date	5.00pm, 6 November 2026
Screening Interviews (virtual)	12 to 18 November 2026
Final Interviews (in person,London)	24 November 2026

If you have any queries about the position or the selection process; or if you would like an informal and confidential discussion with our consultants, please do not hesitate to contact, Anne Elliott on 07875 762029 or Lorna Lee on 07984 383460



FURTHER READING

Our Publications

Corporate
Strategy
2025-2030

Resident
Report 2024-25

Report and Financial
Statements

Year ended 31st
March 2025

www.localspace.co.uk

