

Summary of the BHA Board Meeting March 7 2019

1. Martyn Waring (MW) welcomed Radojka Miljevic (RM) who would be talking through the appointment of a new chair which is being carried out by Campbell Tickell.
2. MW advised the Board that our tenant Board Member, Patrick Lynch, resigned from the Board on March 4. It was noted that BHA now have no resident members on the Board. The board agreed that recruiting a new tenant board member was a priority, though we would have to go through an open recruitment process as the rules have changed since 2015. The Board agreed that BHA should work with an organisation to help us with this, with future workshops and engagement with residents to be planned in late Spring/Summer. The Board also agreed to provide some ongoing support to the successful candidate.
3. RM discussed the **Appointment of a New Chair** with board members. Members discussed what was needed in a new chair, whether to pay the chair and the process for recruiting them. The board decided that a new chair should ideally: have a strong social ethos, an understanding of the issues facing people living in inner London, an understanding of local communities and a background in the housing sector and previous non-executive experience.

Members then discussed the possible payment to a chair, something BHA has not done in the past. However, since appointing the current chair, many Housing Associations of a similar size are now paying their chair and, in some cases, other Board members. RM advised the reasons to pay a chair – including attracting a quality candidate, the responsibility and time commitment that comes with the role and in order to attract a diverse range of candidates, rather than just retired people who can afford to give up their time for free. There were strong views on either side of this debate and it was decided that the chair should be paid. The board also agreed that there should be a discussion at the next meeting over the payment of board members.

4. The board then discussed the recruitment process, which Campbell Tickell will manage. It was agreed that staff and Chairs of the Tenants Associations will have the chance to meet candidates before an appointment is made.
5. Susan French, presented the **Chief Executive's report** which covered updates on:
 - The **proposed staffing changes** and recruitment of new roles due to the retirement of Jean Bull and increase in demands that modernising services bring.
 - The ongoing **resident survey**, which has so far had a good response of over 30 online responses in the first week.
 - The formation of a **resident panel**, which would act as a sounding board for BHA to consult with on new policies and services.
6. The Board heard about the new approval process for BHA's policies and the many policy reviews now taking place. The Board approved the process of resident consultation through the Resident Panel and ongoing policy reviews as aspects of BHA's service change and improve.

7. The board heard about the revised **Health & Safety Policy** which sets out how BHA maintains good standards for health and safety. They also heard about the new **Income Policy** which sets out how BHA will act more promptly in chasing rent payments and set out more resources for trying to prevent residents from falling into arrears. The Board then looked at the revised **Lettings & Allocations Policy** which sets out how BHA lets and allocates properties and works with Islington Council to meet local housing needs. Both the **Income Policy** and **Lettings and Allocations Policy** were approved by the board subject to consultation with residents through the Resident Panel.
8. The Board then discussed the **Budget for 2019/20** which indicated that BHA's surplus would reduce this year due to the additional works being carried out in regards to Health and Safety and other major works. The budget for 2019/20 was approved by the board.
9. The board then heard an update on **Operations and Health & Safety** which outlined the need to increase the resources needed to provide financial advice for tenants. The Board heard an update on the Older Persons Service and Fuel Poverty, with BHA seeking to work with an agency to try and help residents experiencing fuel poverty.
10. The board then heard a **Development Update**. The plans to develop garages on Morland Mews into flats are currently being revised with the intention to resubmit the proposal in April/May.