

Summary of the BHA Board Meeting December 5 2019

1. Firstly, the board followed up on their **Strategy Day** to discuss BHA's vision of the future and setting values and objectives for BHA to try and achieve. The board discussed how best to work with and engage with residents and the local community to help set these goals and how BHA can measure their success.
2. Susan French, presented the **Chief Executive's report** which covered updates on:
 - The **Regulator for Social Housing (RSH)** publishing a Sector Risk Profile that mainly focuses on health and safety, Brexit and landlords having accurate data to manage their properties properly and efficiently, which BHA is looking to invest in the near future.
 - Susan and Pam had a positive meeting with the **Cloudesley Foundation**, making a good connection to a well-regarded local charity
 - BHA are applying to become a certified **Living Wage Employer**.
 - There was no update on the **Morland Mews Garages** development. BHA await to hear from Islington Council on this planning application but hope to hear its outcome in early 2020.
3. The board were updated on the **Operations and Health & Safety**. The board were notified that BHA have had twice as many voids in the first half of the year compared to last year.
4. The board approved a **policy review** on **Disciplinary Issues** and a **Rent policy**. This included a rent increase of 2.7% from April 2020. This is in line with other Housing Associations and Government policy.
5. The board also heard an update on the progress of the **resident panel**, which is gathering momentum and continuing to look at and help improve BHA's policies and procedures.
6. Lastly, the board discussed the Green agenda and how BHA can do their bit to try and address the climate emergency. The board agreed that was important for the organisation but that BHA must also ensure it prioritises residents' current needs. The board also agreed that this also offered an opportunity for BHA to improve things for residents and their homes for years to come.