

## Summary of the BHA Board Meeting July 19 2018

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1. Martyn Waring welcomed Pam Sedgwick, joining as Operations Director on September 3, to the meeting and to BHA.
2. Susan French, presented the **Chief Executive's report** which covered updates on:
  - the recent **Internal Controls Review**, which audited compliance with policies, procedures and financial regulations.
  - the intention to carry out a **Health & Safety Audit** and a new asbestos survey
  - the **film screening** which had been held on July 16. This was a success and David Orr gave a passionate speech about the importance of housing associations - including small ones - building more homes. The research we had done on our history reminded us that BHA had been a ground-breaking organisation with clear objectives of housing people in need and building affordable homes. Plans were agreed for reminiscence sessions for tenants to help us build our archive.
3. The Board considered a paper on **who we let our smaller homes to**. The Board discussed the benefits of community lettings, while acknowledging that our priority remains letting to people in housing need, as prioritised by Islington Council (in accordance with our overall vision and nominations agreements). The Board agreed a set of broad principles for community lettings which would form the basis of consultation with tenants over the coming months.
4. The Board discussed a paper which set out suggestions for **how BHA can better hear the 'tenant voice'**. This will be a focus of the forthcoming social housing Green Paper and is a priority for us. The Board noted that we should be listening directly to tenants and that we need to seek feedback from all tenants and schemes, using as broad a range of ways to do this as possible. It was agreed that we hold small events on every estate over the early Autumn, attended by Board members so staff and Board can hear directly from tenants their views on service.
5. The Board debated the role of **tenant board members** and it was noted that their role was not to represent tenants, or provide a channel for their views, but to bring a tenant perspective and add to the diversity of experience on the Board. The Board agreed that, as we have one tenant Board Member (Patrick Lynch), we would prioritise putting in place other mechanisms to engage tenants before seeking additional tenant Board members, although it would expect to seek to recruit suitably skilled and qualified tenants as new Board members in the future. It was also agreed that we would hold an event to hear the views of younger people (under 25's) in the Autumn.
6. Our **current development projects** were discussed. The Board noted the good progress on the Eden Grove development and agreed to hold an opening event in the autumn. The Board noted that the garage conversions are now in the planning process and the offer made for a new S106 scheme at Lambs Passage.
7. The Board noted **performance** which will include a range of indicators on health and safety in future.