

Summary of the BHA Board Meeting held on Thursday September 19 2024

Board: Sean McLaughlin (Chair), Chyrel Brown, Micah Gold, Jonathan Bunt, Janice Walsh, Kenny Johnson, Ben Kelly, Katri Wilson, Matt Smith

Staff: Susan French (CEO), Cheryl Whittle (Housing & Communities Director), Lynsey van Aswegen (Finance Director), Michael Bunker (Asset Manager)

1. The Chair welcomed Kenny, Matt, Katri and Ben who had just been appointed at the Annual General Meeting earlier that evening. He also thanked Chyrel Brown, who has been a great board member for the last six years and is now retiring.
2. Cheryl updated board on our tenant engagement projects, including the successful Funday on Morland Mews and the garden party at Highbury View.
3. The Board discussed the main risks facing BHA, as usual. The key risks remain property condition, the cost of making homes net zero and health & safety.
4. Susan updated the board on the Grenfell report which has just come out. This has implications for all landlords in terms of how they make sure they are keeping homes safe and giving their board enough information to check this. It also highlights the importance of good relationships with residents, even if there might be conflict.
5. The Board discussed the pressure on repairs, spend mainly down to more roof leaks, electrical safety and other safety works. They noted that every social landlord is facing budget pressures due to inflation, interest rates and building safety costs. They agreed that some works would have to be put on hold for now, but that anything related to building safety would remain a priority and be carried out.
6. The board also heard about:
 - a favourable finding from the Housing Ombudsman around how we handled a heating repair
 - the garages project, where we are talking to the contractor about their proposed price
 - a new Stock Condition Survey planned for later in the year.
7. The Board approved a new £3million loan from Charities Aid Foundation which would be used to fund energy efficiency works and the garage project.
8. The Board approved the Business Continuity Plan which sets out how BHA will respond to any emergencies. It also approved the Data Protection Policy which sets out how BHA will keep residents and staff personal data safe.
9. The Board heard about the Staying Connected visits and the impact they are having. They were pleased to hear that rent arrears are coming down and that Financial Inclusion sessions have now started for tenants and are proving popular.
10. At the next meeting the board will look at building safety, especially fire doors, in more detail to make sure that homes are kept safe and that we are investing enough. They will also look at damp and mould, to make sure that cases are getting resolved quickly enough.
11. The next Board meeting is on November 28.