

Summary of the BHA Board Meeting held on December 14 2017

1. The Board watched excerpts from the **50th anniversary film**. They liked the film and gave a number of comments to be addressed in the final edit.
2. Susan French, presented the **Chief Executive's report** which covered updates on:
 - the successful integration of Highbury View, which came over to BHA on November 22. A waiting list for the key worker accommodation there will be developed.
 - offering tenants more ways to pay, including by Direct Debit and over the phone
 - the service review to be carried out early in New Year.
 - the new website, to be launched early in 2018. The Board thanked those residents who have been involved in developing the new website.
3. The Board were pleased to hear that **Eden Grove**, a new development of four new homes, was going well, though noted the 9-week delay, due a national shortage of insulation following the Grenfell fire.
4. The Board approved plans to **modernise two bedsits in Pugin Court** to improve ventilation, light and to make them more liveable.
5. The Board considered proposals to convert some **garages into seven new homes on Morland Mews**. They considered a letter from the Tenants' Association objecting to the garage conversions. Board members felt that many of the design issues that concerned tenants would be dealt with through the planning application. The Board noted concerns about storage but, given the fact that a significant number of tenants have multiple storage units felt that, by devising a policy that is fair to all, there would be a minimal net loss of storage. The Board noted the TA's request that we continue to look at redeveloping the ball court but felt, as there is almost no chance of success, this did not represent good use of money. The Board approved the submission of a planning application for seven homes. They felt that seven new homes (rather than the maximum eleven) represented a fair compromise between existing tenants' concerns and our obligation (under our Objectives and the requirements of the Homes & Communities Agency) to provide more new housing. They noted the wider estate improvements that would be carried out as part of the scheme. They agreed to hold another consultation event for residents in the New Year prior to the submission of a planning application.
6. The Board heard about the **estate-wide stock condition survey** and were keen to see how it impacts the 30-year Business Plan and 2018/19 Budget, once it has been analysed.
7. The Board were pleased that the **budget** is on track and that **arrears** have come down since April, following Felicity's hard work tackling a number of larger arrears cases that have now gone to Court.
8. The Board approved the **Unacceptable and Unreasonable Behaviour Policy**.