

**MINUTES OF THE BRENT HOUSING PARTNERSHIP SPECIAL BOARD
MEETING HELD ON WEDNESDAY 3RD NOVEMBER 2010**

Present:

Board Members:

Kathy Ellison	Chair
Joyce Baldy-Gray,	TRA
Karin Jaeger	TRA
Brian Litchfield	TRA
Shaidah Ramzan	TRA
Ben Ogunro	Councillor
David Offenbach.	Independent

Officers:

Gerry Doherty (GD) Chief Executive) Linda Footer (LF) (Company Secretary), Sue DeSouza (SDS) New Homes Project Manager and Jim Cranfield (Clerk).

21 Apologies for Absence:

Apologies for absence were received from Leslie Jones, Janice Long, Colin Moone, and Chirag Pandya

22 Declarations of Interest

None

23 Strategic Business Objectives

Linda Footer submitted this report which identified the need for BHP to review its existing strategic business objectives particularly in the light of changes in the political and economic environment.

LF outlined a number of factors which had been taken into account in drafting revised objectives for the Boards consideration. These included:

- The Councils existing corporate strategy and the main policy themes affecting BHP

Members noted that the Council had signalled its intention to revise the Council Housing Strategy and would take into account key business objectives set by BHP

Accordingly, in undertaking this review, BHP would need to consider its role in supporting the Councils Housing and Corporate objectives

- The key themes which featured in current social housing policy debates
- BHP existing strategic objectives and the extent to which these remained relevant

The following recommended revised strategic priorities were designed to meet the policies and priorities set by the council and ensure the government's localism agenda is met by continuing to ensure residents have a significant influence on service delivery within BHP:

1. Provide an excellent service which exceeds the requirements of regulation and promotes resident influence
2. Provide a value for money service which contributes to the investment needs of the housing stock and maintains service quality
3. Achieve efficiency savings on operational budgets
4. Provide a service which is planned around the needs of Brent's diverse community
5. Contribute to the councils plans for regeneration in priority neighbourhoods
6. Add value through the development and acquisition of new homes
7. Promote community safety and reduce the fear of crime
8. Support the green agenda

In Discussion:

It was **agreed** to remove the words 'resident influence' from objective 1. and **LF** to include a separate additional objective relating to resident engagement and participation to demonstrate BHP's commitment that residents are at the heart of services in BHP.

Members noted that BHP's intention to continue to pursue opportunities to work with other social landlords on cross boundary estate issues can be reported upon under objectives already identified rather than have a separate objective for this.

BL commented upon the work undertaken by BHP to contribute towards crime prevention and it was agreed to receive a future report on this.

Resolved

To approve the Strategic Objectives set out above with the amendments as shown.

24 Private and Confidential

Resolved

That the press and public be excluded from the remainder of the meeting in view of the confidential nature of the business to be considered.

25 BHP ALMO Future

The current management agreement between BHP and Brent Council for the management of the Council's homes is due to end in September 2012. The Council has commissioned independent consultants to report on the future management options.

At its meeting on 12th August the BHP Board requested the officers to draw up an evidence based case for retaining and extending the existing management agreement for submission to the Council as part of the review process.

Sue DeSouza submitted a draft business case in support of the extension of the existing management agreements. The document included a brief history of the ALMO movement, comment on the current political and economic context and detailed BHP's success story, concluding with a summary of the reasons why the current management agreement should be renewed:

In Discussion

SDS advised that further detail would be included in the final document including additional performance information, reference to BHP's value for money approach and the new business objectives and how they fit with the Council's strategy.

Members were requested to comment on the general content and layout.

DO suggested and it was agreed that the document would benefit from the introduction of an executive summary to present the key points at the beginning in summarised form.

DO also suggested that BHP should make clear that it has already commenced a cost saving programme. **SDS** commented that whilst other management options might be able to point to potential shortterm cost savings, BHP had an outstanding record of securing substantial additional inward investment in Brent via grants and other sources - £16million to date, which was unlikely to be able to be matched. It was agreed that this should feature in the reasons to maintain the management agreement.

SR felt that more could be made of the very positive impact that BHP had on peoples lives. **SDS** agreed more could be included within the BHP "Success Story" element of the document which could include details of BHP's work to provide resident training, skills building and to develop local decision making including contract procurement. **LF** confirmed that resident testimonials would also be included in the illustrated document being developed separately.

It was noted that to date, no successful ALMO ie those with three stars, had been brought in-house.

GD reported that Navigant had been appointed as the consultants to undertake the review and he expected to meet with them shortly. He agreed to consider inviting the consultants to attend a meeting of the Board to observe the proceedings.

Members agreed that the BHP ALMO Future Report should be finalised for presentation to the Council well before the anticipated completion of the review and that the next Board meeting on 9th December 2010 would present a good opportunity to agree the final version which would be circulated to members before hand.

BO expressed his strong support for BHP's desire to renew the management agreement.

The Chair thanked the officers for their excellent work in preparing the documentation.

26 Governance Review

LF reported that there were more volunteers than required for the governance review. It was **agreed** that **LF** should select three names "from the hat" ensuring that one Member from each group was represented.

It was noted that the intention was to complete the review by March 2011 and that three or four meetings would be likely to be required.

The meeting concluded at 7.50pm having completed its business.

Chair

Date -----