



# Balancing local and non-local people on HA committees

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# Why is local v non-local an issue at all?



- **NOT a matter of 'local is good, non-local is bad!'**
- **But this has to be a key issue for community based housing associations**
- **And even more so if you call yourself 'community controlled'**
- **What do these terms actually mean?**
- **Hot issue for GWSF right now, as we debate the need for a legal definition of CBHA or CCHA**

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# Governance landscape for CBHAs has been changing



- We're losing the original cohort of c/members
- And most of them were tenants or other locals
- Replacing them with other tenants/locals has been challenging
- Incentive to serve isn't what it was originally
- Not an easy sell – a huge amount is demanded of c/members

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# GWSF member HAs – fewer tenants but still 75% locals



- GWSF's last survey on this was early 2022 – to be updated soon
- 41% of c/members were tenants
- 75% were local
- Most HAs reported recruitment challenges
- Common for HAs to advertise nowadays
- One view could be that the 75%-25% balance isn't a bad thing at all

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# Why bother with a legal definition?



- We've lasted all this time without one: why now?
- Potentially, because we may want to seek special treatment for CBHAs/CCHAs from the Regulator
- Long-standing concerns about a 'merger culture' within SHR (Reidvale was a prime example)
- Should SHR be made to assume retention of a HA's independence as a default position?
- A special rule re. CBHAs, or an approach SHR adopts for ALL HAs?

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# And if we DO decide to create a legal definition...



- Likely to be based on using a map in the Rules - requiring all shareholders to live in the area
- And would therefore require all c/members (other than co-optees) to live in the area
- What would this mean for those CBHAs who no longer use a map in their Rules?
- If a CBHA doesn't have a majority of local people on the c'tee, what are the implications of that?
- What does 'community controlled' really mean?

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# Gazing into the future



- **Finances should never bring a HA down**
- **But lack of c/members could**
- **So how far does a CBHA compromise in recruiting c/members?**
- **Might we lose some CBHAs?**
- **If so, could mergers etc. be with other local HAs?**
- **One thing's not in doubt - huge debt of thanks owed to previous and current c/members**

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