

HOUSING MANAGEMENT PANEL: NORTH AREA ADDENDUM 1

MINUTES

6.00PM, WEDNESDAY, 19 MARCH 2025

**HOUSING CENTRE, CONFERENCE ROOM, EASTERGATE RD,
BN2 4QL**

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ADDENDUM

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BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: NORTH AREA
14:00 - 19 NOVEMBER 2024
MINUTES

Attendees:

Councillors: Amanda Evans, Theresa Fowler, Raphael Hill,

Officers: Sam Warren, Grant Ritchie, Chloe McLoughlin, Geof Gage, Jan Dowdell, Darren Levy, Claire Nichols, Justine Harris, Barry, Angie, Emma, Keeley McDonald, Melissa Francis, Jonathon Pyle,

Residents: Donna James (Chair), Ian Beck, Barney Miller, Mitch Watkinson, Ian Knowles, Becky Turner, Jane Hunter, Paul, Jenny Simmons, Heather Hayes, Jim

Guests: Sarah Booker-Lewis

Clerk: Francis Mitchell

1 – WELCOMES, INTRODUCTIONS & APOLOGIES

1.1 Apologies were received from Des Jones, Martin Reid and Councillor Tobias Sheard.

2 – MINUTES & ACTIONS OF THE PREVIOUS MEETING

Minutes

2.1 The minutes of the previous meeting were agreed as correct record pending minor amendment.

Actions

2.2 Chloe McLoughlin shared information with the panel regarding issues with blocked gullies that lead to flooding.

2.3 Ian Beck stated that a gulley on Davey Drive had been blocked for over a decade. Ian Beck agreed to pass details of blocked gulleys onto Chloe McLoughlin.

2.4 Ian Beck raised concerns regarding two trees, one of which is in danger of damaging a power line. Chloe McLoughlin shared details of works conducted to prevent the tree causing damage.

3 – HOUSING REVENUE ACCOUNT BUDGET PROPOSAL AND TENANT FEEDBACK

3.1 Justine Harris delivered the presentation for this item.

3.2 Grant Ritchie stated that a new budget line had been set for the HRA (Housing Revenue Account) for the upcoming financial year (2025/26) totalling almost £1m.

3.3 Ian Beck was informed that the HRA would not be affected by any shortfall in the Council general fund.

4 – HOUSING PERFORMANCE REPORT Q2 2024/25

4.1 Grant Ritchie and Janet Dowdell delivered the report for this item.

4.2 Ian Beck stated that the Hollingdean Residents association was working with Grant Ritchie to combat damp and mould problems in the area. Ian Beck thanked and commended Grant Ritchie for the work he had done, stating that Grant was transparent and helpful when dealing with the concerns of residents.

4.3 Grant Ritchie provided an overview of the EPC (Energy Proficiency Certificate) and stated that EPC's were carried out at the end of empty-homes works. Grant Ritchie further stated that approximately £1m on cavity wall insulations in Council housing stock to combat damp and mould.

4.4 Councillor Fowler was informed that two contractors had been solicited to assist with bringing down the 87-day average routine repair times. Grant Ritchie stated that he was hopeful the target would be reached by April/May 2025.

4.5 Barney Miller questioned whether an EPC for Sylvan Hall could be made available to their residents' association.

- a. **ACTION** – Geof Gage to look into providing Barney Miller with EPC ratings for Sylvan Hall.

5 – UPDATE ON REGULATORY JUDGEMENT

5.1 Justine Harris, Grant Ritchie and Geof Gage delivered the presentation for this item.

5.2 Ian Beck stated that, in their experience, the Council was good at smoke, fire and electrical safety works and shared details of their personal experiences with such works.

5.3 Councillor Fowler was informed that rules were in place preventing tenants from charging electric bikes and scooters in common areas of LPS (Large Panel System) housing blocks.

6 – BREAK

7 – UNRESOLVED ISSUES (ANTI-SOCIAL BEHAVIOUR AND CITYCLEAN)

7.1 Mitch Watkinson provided an overview of unresolved issues regarding anti-social behaviour and CityClean.

7.2 Melissa Francis stated that a challenge faced by drivers was that their work was paper-based, noting that there were no computers in refuse collection vehicle cabs yet, but shared that such computer systems would be implemented within a year. Melissa Francis stated that collection sites missed in the morning round were dealt with by the evening team. Melissa Francis stated that there were over 1000 missed collections during the summer period due to issues with refuse vehicle stock but shared that this number had since decreased to approximately 300.

7.3 Mitch Watkinson thanked Melissa Francis and expressed that he was not interested in allocating blame for issues faced, but instead interested in transparency.

7.4 Melissa Francis stated that CityClean was part of the Council, and as such was not contracted.

7.5 Mitch Watkinson was informed of the CityClean Fleet Replacement Programme, with Melissa Francis stating that when a new Head of Fleet was appointed, they would review the Fleet Replacement Programme.

7.6 Melissa Francis provided an overview of the issues faced in maintaining the fleet of refuse collection vehicles, citing supply issues as a result of Brexit.

7.7 Councillor Hill was informed that food waste measures legally had to be implemented by 1st April 2026, and that such measures would be introduced in phases in 2025 with residents would be provided with food caddies that would be collected weekly.

7.8 Melissa Francis stated that there were issues with resourcing regarding street-cleansing, with many parts of the city only having one street-cleanser to deal with a large area.

7.9 Melissa Francis stated that they would look into Ian Beck's claim that there were no street cleansers in Hollingbury.

- a. **ACTION** – Melissa Francis to provide Ian Beck/The Panel with an update on street cleansers in Hollingbury.

7.10 Councillor Fowler suggested street-cleansers prioritise Tavistock Down.

7.11 Heather Hayes stated that they had not seen street-cleansers in Coldean.

7.12 Melissa Francis stated that street-cleansers were deployed when requested by residents.

7.13 Jonathon Pyle stated that refuse collection dates would be published in December's edition of homing-in as well as on the Council website. Jonathon further shared that those without internet access could contact CityClean directly for collection dates.

7.14 Heather Hayes requested that refuse collection dates were shared with tenant representatives.

8 – RESIDENTS' QUESTIONS 2 & 3 STAR

The Chair read out the questions raised by residents and the responses provided by officers.

Heather Hayes shared details of the Coldean Community Hub.

Ian Beck expressed concerns regarding drainage at Southmount.

9 – ANY OTHER BUSINESS / POSITIVE COMMUNITY NEWS

10 – ITEMS FOR INFORMATION