

BRIGHTON & HOVE CITY COUNCIL

HOUSING MANAGEMENT PANEL: EAST AREA

2.00pm 11 MARCH 2026

WHITEHAWK HUB MEETING ROOM, 179A WHITEHAWK RD, BRIGHTON AND HOVE,
BRIGHTON BN2 5GD

MINUTES

Councillors: Williams and Allen.

Residents: Chris El Shabba (Chair), Malebogo Koakae, Janet Gearing, Katie Mercer, Val Steadman, David Powell, Ben D'Montigny, Matthew Jackson, Ufuoma Itoje.

Officers: Chloe McLaughlin, Geof Gage, Brendan Ford, Gabriel Tiranti, Justine Harris, Tom Trigwell, Harry Williams, Marie Button

Press: Sarah Booker-Lewis

1 WELCOME, INTRODUCTION & APOLOGIES

1.1 Apologies were received from Mikila Beck and Martin Reid.

2 CHAIRS COMMS

2a SEASIDE HOMES TRUSTEE NOMINATION

2a.1 The Chair introduced the item and read the briefing for the role.

2a.2 Malebogo Koakae put themselves forward for the role and shared their personal statement.

2a.3 **RESOLVED:** The panel agreed to nominate Malebogo Koakae for the role of Seaside Homes Trustee.

3 MINUTES & ACTIONS OF THE PREVIOUS MEETING

3.1 Janet Gearing advised that that they hadn't said tumble dryers were able to prevent the spread of damp and mould, but that the use of tumble dryers could help.

3.2 Malebogo Koakae raised that the previous minutes stated that leaseholders could get rent support and asked for clarification on this.

3.3 Harry Williams confirmed that this is not correct and advised that they can confirm the support available for the next minutes.

3.4 **RESOLVED:** That subject to the above amendment, the minutes of the previous meeting held on 19 November 2025 were agreed as a correct record.

- 3.5 In relation to action OEA1, Justine Harris confirmed that the waste collection presentation is on the agenda for this meeting.
- 3.6 The Chair confirmed which of the remaining actions were ongoing and which had been completed.
- 3.7 The Chair and residents discussed the roll-out of food waste bins and where there could have been improvements in communication.
- 3.8 Chloe McLaughlin advised they would feed this back to the waste team and advised that the small caddies should have been delivered to every flat with all the information about collections.
- 3.9 In response to Katie Mercer's question regarding retrieving waste for those with mobility issues, Chloe McLaughlin advised that this is not in place at the moment but there are discussions happening.
- 3.10 In response to residents discussing unclaimed or not-needed caddies, Chloe McLaughlin advised that they will get a team to collect them.

4 CHAIRING ARRANGEMENTS - INFORMATION ABOUT CO-CHAIR ELECTIONS

- 4.1 Gabriel Tiranti introduced the item and advised that the elections would be held at the June area panels.
- 4.2 Gabriel advised that any council tenant can stand for election, either with support of their group or local neighbours, and that any group who has an up-to-date AGM completed can vote in the June election.
- 4.3 Gabriel advised that Tom Trigwell would be setting up a meeting in July with all newly elected co-chairs to cover onboarding, venues, focus for the year and general discussion about area panels.
- 4.4 Harry Williams advised that they can share the criteria in advance of the June meeting.

5 REVIEW & APPROVE RESIDENTS QUESTIONS FROM RESIDENTS ONLY MEETINGS

- 5.1 The Chair introduced the item and confirmed that everyone had read the responses provided.
- 5.2 There were no further questions regarding the responses.

6 BREAK

7 PRIDE IN PLACE PROGRAMME

- 7.1 Councillor Williams introduced the item and discussed the role of chair of the board for the programme.

- 7.2 In response to Katie Mercer's comments regarding the chair role, Councillor Williams advised that there would be a dedicated local authority officer to do the admin and there would be expenses for childcare etc available.
- 7.3 Ben D'Montigny shared feedback from a resident in Moulsecoomb who found the programme in their area to be really interesting.
- 7.4 Councillor Williams discussed the timeline, advising that they would be appointing the chair and establishing the Neighbourhood Board in April and then the project would be developed from there.
- 7.5 In response to Matthew Jackson's question regarding the make-up and decision making of the board, Councillor Williams advised that following the appointment of the chair, membership will be considered and will include local ward councillors for the area and community representatives.
- 7.6 In response to Ben D'Montigny's question regarding boundaries, Councillor Williams advised that this is something the chair and board would decide.

8 STAR RESULTS SURVEY

- 8.1 Harry Williams introduced the item and advised the results of the survey would be shared in the latest edition of Homing In.
- 8.2 There were no questions or comments.

9 TERMS OF REFERENCE UPDATE - DISCUSS / REMINDER OF PLAN

- 9.1 Gabriel Tiranti and Harry Williams introduced the item and discussed the intention to restart work on updating the terms of reference, taking on board the feedback from residents.
- 9.2 Harry Williams advised that the discussed changes would be coming in the next cycle of area panels.
- 9.3 In response to Malebogo Koakae raising that a 'you said, we did' item on the agenda would be beneficial for residents, Harry Williams confirmed something like this had been done in the past and the review of the terms of reference would provide an opportunity to shape things.
- 9.4 In response to David Powell's question regarding how often the terms of reference are reviewed, Harry Williams advised that they could build a 12-month review into the terms of reference.
- 9.5 The Chair and panel discussed the successes of the tenant celebration days in giving residents the opportunity to be heard and lessons learned from previous events.

10 ALLOCATIONS / SENSITIVE LETS WORKSHOPS

- 10.1 Harry Williams introduced the item and gave a verbal update.

- 10.2 In response to Ben D'Montigny's question regarding wrap around support for individuals with complex needs, Justine Harris discussed the additional resources put into this area, including a new Tenancy Sustainment Team, Neighbourhood Officers and work on community cohesion.
- 10.3 In response to David Powell's question regarding whether Seaside is woven into this, Harry Williams advised that there are other processes involved with temporary accommodation but they are alert to the principles such as developing community cohesion and making sure people are supported in their homes.
- 10.4 The Chair advised that Seaside Homes do have a team that works with tenants with complex needs.
- 10.5 In response to Ufuoma Itoje's question regarding how many officers are in the new teams, Justine Harris advised that there are two new teams and six officers on each with one manager.

11 LPS UPDATES

- 11.1 Justine Harris introduced the item and gave a verbal update regarding the paper going to Cabinet.
- 11.2 Justine handed out newsletters for residents covering feedback received during the consultation and discussed engagement work, support available and the plan for residents being rehoused.
- 11.3 Councillor Williams discussed the opportunity for residents to think about what they want Whitehawk to look like in the future.
- 11.4 Councillor Williams discussed the impact on Right to Buy and the piloting of a new grant launching for tenants to use as a deposit to buy a home on the open market.
- 11.5 In response to resident questions on the new grant, Councillor Williams confirmed that it is for tenants only who would have qualified for Right to Buy.

12 NEIGHBOURHOOD OFFICERS

- 12.1 Justine Harris introduced the item and Neighbourhood Officers present at the meeting.
- 12.2 Neighbourhood Officers discussed their role, estate inspections and gave examples of the work they have been doing around their areas.
- 12.3 In response to Councillor Williams' question regarding how residents can get in touch with them, officers confirmed that this would be through Customer Services.
- 12.4 In response to residents raising that they don't know who their Neighbourhood Officers are, Justine Harris advised that they do need to promote the role more and that information should be going out to all tenant reps.
- 12.5 Neighbourhood Officers discussed the positive feedback they have received.

- 12.6 In response to Ben D'Montigny suggesting a monthly walkabout for Neighbourhood Officers to demonstrate the work they have done, Justine Harris advised that they want to have a monthly report to show what has been done in response to what residents have raised.
- 12.7 In response to Matthew Jackson's question regarding whether estate walks are planned in advance, Neighbourhood Officers advised that these are planned throughout the year and there are key things they are looking for but they also pick up on other issues as they go round.
- 12.8 In response to Ufuoma Itoje's question regarding how Neighbourhood Officers get their referrals, officers advised that casework comes through in different forms, including through the system and referrals from other teams.
- 12.9 In response to Ufuoma Itoje's questions regarding training and whether residents are able to follow-up on the issues they have raised, officers discussed that they are attending training all the time, and that residents are able to follow up and if it's a bigger issue, it will likely go to a Housing Officer.

13 WASTE AMNESTY

- 13.1 Chloe McLaughlin introduced the item and passed around information regarding the amnesty.
- 13.2 In response to Malebogo Koakae raising issues around fly-tipping in their area, Chloe McLaughlin advised that they are on the list for the next round of fly-tipping cameras.
- 13.3 Harry Williams advised they are taking a data-led approach regarding which areas are taking part in the pilot and it would be helpful as a group to identify which areas may need an amnesty.
- 13.4 Ben D'Montigny commented that it would be good to get information on the financial impact of this and having an amnesty seasonally could help to promote behavioural change.
- 13.5 In response to Janet Gearing raising issues around garden clearing, Chloe McLaughlin advised that reporting this to Neighbourhood Officers in the first instance would be the best course of action.
- 13.6 Justine Harris advised that this work in the flats is also linked to fire safety work and they have to look at the hotspots.
- 13.7 Justine Harris raised the furniture recycling at Robert Lodge and that the council is looking at how to expand this.
- 13.8 Harry Williams raised the working-groups that are being established and suggested that this may be good to do with fly-tipping in communities as well.

14 REGULATORY JUDGEMENT

- 14.1 Harry Williams introduced the item and advised that there are no substantive updates but they are continuing to make progress against all areas identified by the regulator.

- 14.2 Harry Williams advised that Martin Reid would come back at a later date to give an update and asked residents to feedback on what they want to hear in relation to this.
- 14.3 The Chair and Katie Mercer advised that they have both seen contractors come in to complete checks so they are seeing things being done.

15 AOB/POSITIVE COMMUNITY NEWS

- 15.1 The Chair advised that Robert Lodge is now fully operational and there are activities going on every day apart from Monday.
- 15.2 The Chair discussed that on 1st April they are holding an easter party with lunch, easter hats and an easter egg hunt and any donations are welcome.
- 15.3 Katie Mercer advised that the Families and Children Group are hoping to set up at Robert Lodge on a Monday and she is hoping to incorporate more youth input into Robert Lodge and the south of Whitehawk.
- 15.4 Ben D'Montigny discussed the new arts and crafts workshops at Bristol Estate, the work they have been doing to make the estate safer and more accessible, including solar lights on pathways, and the work on valley social, including a model event in April and potential new boxing club.
- 15.5 Malebogo Koakae discussed the flower planting in their new planters and funding secured to do more of this work.
- 15.6 Janet Gearing advised they have their carnival coming up in July and that they have had a few burglaries and noise issues in Woodingdean.
- 15.7 The Chair raised that the EDB budget is going to be less than before as the reserves have gone so they are looking at ways for it to be spent fairly across the city.
- 15.8 In response to Katie Mercer's question regarding who the reporting on this goes back to, Gabriel Tiranti advised that they have taken over management of the EDB project and is developing an impact report and will be looking at monitoring it more closely to ensure value for money.
- 15.9 In response to Janet Gearing's question regarding when they are voting on the main bids, the Chair confirmed this would be on 25 March.
- 15.10 Harry Williams discussed that the panel and residents have been working hard to ensure the money has been spent in a positive way.
- 15.11 In response to Matthew Jackson raising the floor at Manor Gym, Gabriel Tiranti advised that their colleague Steph is working with the manager on this and support around it is ongoing.

The meeting concluded at 4.12pm

Signed

Chair

Dated this

day of