



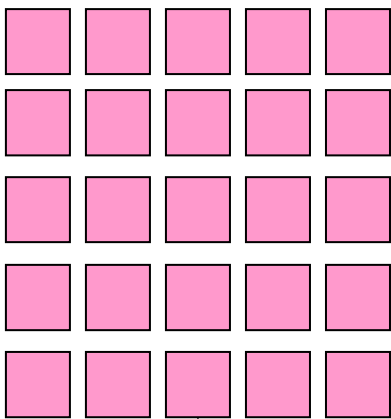
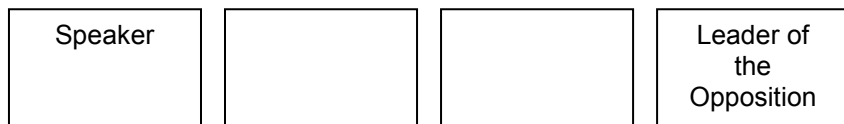
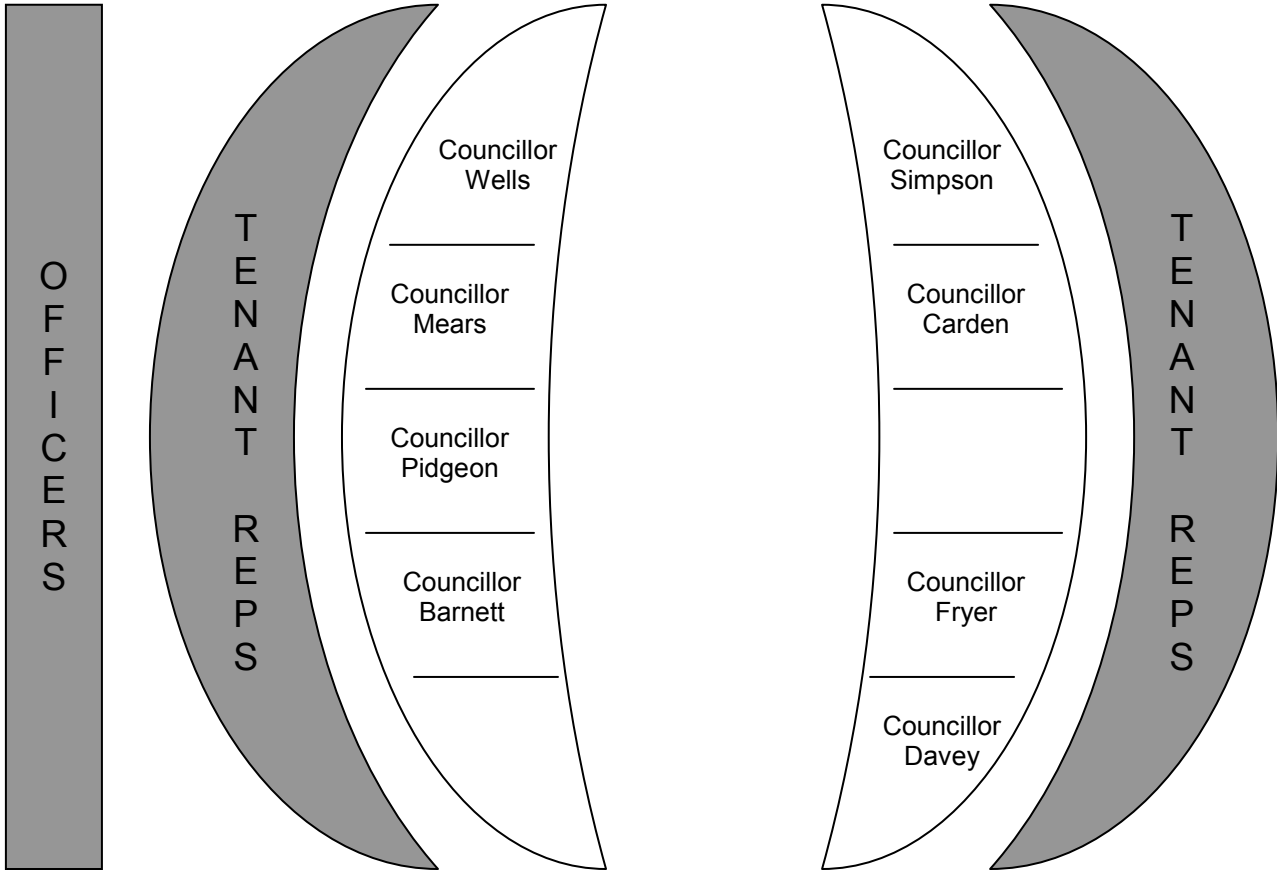
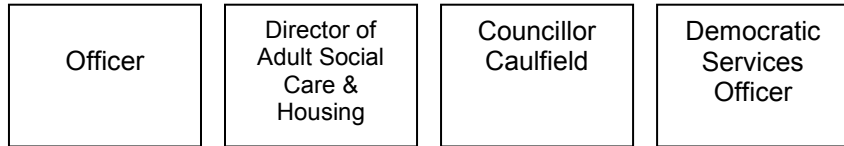
**Brighton & Hove
City Council**

Housing Management Consultative Committee

Title:	Housing Management Consultative Committee
Date:	7 December 2009
Time:	3.00pm
Venue:	Council Chamber, Hove Town Hall
Members:	Councillors: Caulfield (Chairman), Barnett, Carden, Davey, Fryer, Mears, Pidgeon, Simpson (Opposition Spokesperson) and Wells
Contact:	Caroline De Marco Democratic Services Officer 01273 291063 caroline.demarco@brighton-hove.gov.uk

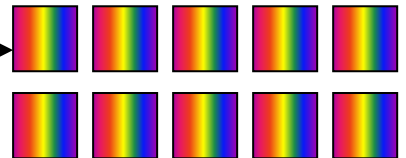
	The Town Hall has facilities for wheelchair users, including lifts and toilets
	An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter and infra red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.
	FIRE / EMERGENCY EVACUATION PROCEDURE If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions: <ul style="list-style-type: none">• You should proceed calmly; do not run and do not use the lifts;• Do not stop to collect personal belongings;• Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions; and• Do not re-enter the building until told that it is safe to do so.

Democratic Services: Meeting Layout



Public Seating

Members in Attendance



Press



Tenant Representatives:

Stewart Gover, North & East Area Housing Management Panel

Ted Harman, Brighton East Area Housing Management Panel

Heather Hayes, North & East Area Housing Management Panel

Chris Kift, Central Area Housing Management Panel

Pat Miles, West Hove & Portslade Area Housing Management Panel

David Murtagh, Brighton East Area Housing Management Panel

Beryl Snelling, Central Area Housing Management Panel

Beverley Weaver, West Hove & Portslade Area Housing Management Panel

Muriel Briault, Leaseholder Action Group

Tom Whiting, Sheltered Housing Action Group

Colin Carden, Older People's Council

John Melson, Hi Rise Action Group

Barry Kent, Tenant Disability Network

AGENDA

35. PROCEDURAL BUSINESS

- (a) Declaration of Substitutes - Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.
- (b) Declarations of Interest by all Members present of any personal interests in matters on the agenda, the nature of any interest and whether the Members regard the interest as prejudicial under the terms of the Code of Conduct.
- (c) Exclusion of Press and Public - To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the Agenda states in its heading either that it is confidential or the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the categories of exempt information is available for public inspection at Brighton and Hove Town Halls.

36. MINUTES OF THE PREVIOUS MEETING

1 - 18

Minutes of the meeting held on 12 October 2009 (copy attached).

37. CHAIRMAN'S COMMUNICATIONS

38. CALLOVER

39. PETITIONS

No petitions have been received by the date of publication.

40. PUBLIC QUESTIONS

(The closing date for receipt of public questions is 12 noon on 30 November 2009)

No public questions have been received by the date of publication.

41. DEPUTATIONS

(The closing date for receipt of deputations is 12 noon on 30 November

2009)

No deputations have been received by the date of publication.

42. LETTERS FROM COUNCILLORS

No letters have been received.

43. WRITTEN QUESTIONS FROM COUNCILLORS

No written questions have been received.

44. LOCAL DELIVERY VEHICLE - PRESENTATION

45. OUT OF HOURS SERVICE IN SHELTERED HOUSING

19 - 34

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Peter Huntbach Tel: 01273 293255
Ward Affected: All Wards;

46. TENANCY AGREEMENT REVIEW

35 - 68

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Diane Freeland Tel: (01273) 293841
Ward Affected: All Wards;

47. HOUSING MANAGEMENT SERVICE IMPROVEMENT PLAN

69 - 80

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Diane Freeland Tel: (01273) 293841
Ward Affected: All Wards;

48. IMPROVING ACCESS TO HOUSING ADAPTATIONS

81 - 94

Report of the Director of Adult Social Care & Housing (copy attached).

Contact Officer: Martin Reid Tel: 29-3321
Ward Affected: All Wards;

49. WHEN A SOLE COUNCIL TENANT REQUESTS A JOINT TENANCY

95 - 100

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Helen Clarkmead Tel: 293350
Ward Affected: All Wards;

50. PROPOSED AMENDMENT TO LOCAL LETTINGS PLAN - BLOCKS FOR PEOPLE AGED 50 OR OLDER

101 - 104

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Helen Clarkmead Tel: 293350
Ward Affected: All Wards;

51. LOCAL LETTINGS PLAN - BUNGALOWS IN LOCKWOOD AND KIPLING AVENUE, WOODINGDEAN 105 - 108

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Helen Clarkmead Tel: 293350
Ward Affected: Woodingdean;

52. WHEN A TENANT DIES - CUSTOMER CARE, SUCCESSION AND PEOPLE LEFT IN OCCUPATION 109 - 112

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Helen Clarkmead Tel: 293350
Ward Affected: All Wards;

53. NEW REPAIRS PARTNERSHIP PROGRESS REPORT - PRESENTATION

54. THREE YEAR CAPITAL INVESTMENT PROGRAMME

Presentation by Head of Financial Services and Head of Repairs and Maintenance.

55. TENANT SERVICES AUTHORITY CONSULTATION ON NEW ARRANGEMENTS FOR REGULATING THE COUNCIL'S LANDLORD SERVICES 113 - 122

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: Carol Jenkins Tel: 29-3832
Ward Affected: All Wards;

56. HOUSING MANAGEMENT PERFORMANCE REPORT (QUARTER 2) 123 - 136

Report of Director of Adult Social Care & Housing (copy attached).

Contact Officer: John Austin-Locke Tel: 29-1008
Ward Affected: All Wards;

57. ENERGY EFFICIENCY WORKING GROUP 137 - 142

Report of the Director of Adult Social Care & Housing (copy attached).

Contact Officer: Ododo Dafe Tel: 29-3201
Ward Affected: All Wards;

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fifth working day before the meeting.

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested.

For further details and general enquiries about this meeting contact Caroline De Marco, (01273 291063, email caroline.demarco@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

Date of Publication - Friday, 27 November 2009