

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: NORTH AREA

7.00pm 6 SEPTEMBER 2018

HOUSING CENTRE

MINUTES

Present: Councillors Hill (Chair)

Representatives: Desmond Jones (Hollingdean R.A), Terrence Hill (Bates Estate), Sharon Bratton (ECMTRA Area Rep), Theresa Biggs (ECMTRA), Jane Hunter (EMTRA), Andrew Hunter (EMTRA), Dave Murtagh (EMTRA), Walter Sargison (Broadfields)

Officers: Mel Fraser (Performance & Improvement Officer), Grant Ritchie (Lead Consultant Health & Safety), Marcus Richardson (Surveyor & Contract Manager), Debra May (Principle Planning Officer)

Guests: Nick Butler (Area Manager – K&T Heating), Ryan Potter (Regional Manager – K&T Heating)

16 APOLOGIES

16.1 Apologies were received from Councillor Anne Meadows, Catherine Lawrence, Eddie Wilson (Mears General Manager) and Peter O'Connor.

17 CHAIR'S COMMUNICATIONS

18 MINUTES OF THE PREVIOUS MEETING

18.1 A resident gave corrected some grammatical inconsistencies in the minutes for the previous meeting.

18.2 **RESOLVED** – that the minutes of the previous meetings held on 22 May 2018 be approved and signed as the correct record.

19 ROUND ROBIN

19.1 Residents made the following enquiries, statements and concerns:

- Fly tipping was a growing concern
- A moment of RIP was raised in remembrance of Mr Les Luca
- Concerns were raised regarding Mears' cost estimation
- A resident enquired when Field Officers begin

19.2 Officers responded to residents with the following:

- An officer gave brief explanation of works performed in the past to remedy this and stressed that it was important for residents to contact BHCC
- Field officers were currently in training

20 RESIDENTS QUESTION TIME

20.1 (Item 1 – Service Provided by Resident Involvement Team)

20.2 A resident stated that the TRA handbook was to be brought later in the year.

20.3 **RESOLVED** – that the panel agreed the response was satisfactory.

20.4 (Item 2 – K&T Heating)

20.5 A resident stated there were grammatical errors in the response and welcomed the apology from K&T for installation of wrong equipment.

20.6 An officer stated that response was a joint effort between BHCC and K&T Heating. It was further noted that K&T Heating planned on meeting with residents in future.

20.7 **RESOLVED** – that the panel agreed the response was satisfactory.

21 PRESENTATION ON SECTION 106 FUNDING FROM PRESTON BARRACKS DEVELOPMENT

21.1 An officer gave a brief overview of the general proposal behind Mithras House at Preston Barrack were detailed such as the construction of 1388 student bed spaces, 369 residential units along with an entire portfolio of ongoing proposals. The officer further outlined the allotted Section 106 monies and emphasised that this was about supporting infrastructure and surrounding requirements.

21.2 Residents had the following enquiries, concerns and statements:

- Residents enquired what provision was planned for Moulsecoomb park and the wider Moulsecoomb area as this was the site being built on
- Concerns were expressed regarding the consultation that confirmed the proposed spending of section 106 monies specifically that residents were not part of this and that in their absence; student accommodation and University staff were over represented as potential recipients and beneficiaries
- Residents enquired who was ultimately responsible for the section 106 spending proposals
- It was stated that housing for students constituted a disproportional increase over residents and the Moulsecoomb community
- Concerns were further expressed regarding the impact of parking as a result of an influx of the expected increase of student cars

21.3 Officers responded to residents with the following:

- Although not planned, it was hoped that all Section 106 spending would have a wider community benefit including parks
- An officer stated that the Moulsecoomb Leisure Centre would be receiving £250,000
- It was emphasised that spending proposals were intended to mainly benefit the new residents of Preston Barracks

- It was clarified that there was no bidding process for Section 106 money and that this was determined by the planning process
- It was stated that prospective housing would not just be solely for students and a further viability assessment would be considered
- Parking plans had not yet been finalised

21.4 The Chair clarified the purpose of Section 106 money and emphasised the potential effect of the money in the area. She gave a brief overview of the process followed by planning and the developers.

21.5 **RESOLVED** – that the panel note the report.

22 HOUSING ALLOCATIONS REVIEW

22.1 An officer gave a brief overview of the Housing Allocations Review, various changes following the review in 2016 were presented such as the move to a system to 4 separate queues. It was further noted that work to house homeless people was on target and that efforts to be more proactive to ascertain what people needed within specific queues was underway.

22.2 A resident expressed concerns regarding homeless people and the treatment of Military Veterans.

22.3 Officers responded to resident's concerns and statements with the following:

- There were different regulations in place as social housing was scarce in the city
- Allocation of housing for homeless people had been increased from 17% to 40%
- BHCC were working to get rough sleepers off the street
- A brief overview of the processes in place that addressed the issue of homeless veterans was given

22.4 **RESOLVED** – that the panel noted the report.

23 OPTIONS FOR FUTURE DELIVERY OF HOUSING REPAIRS, PLANNED MAINTENANCE AND CAPITAL WORKS

23.1 Two officers presented the options for future delivery of housing repairs, planned maintenance and capital works. Various details were highlighted such as recent engagement works including attendance at area panels, service improvement groups, workshops, over 1000 door to door surveys and online and postal surveys were conducted.

23.2 A resident enquired what the figure of 28 million pounds comprised of.

23.3 An officer stated that the figure of 28 million pounds was for the entire works.

23.4 **RESOLVED** – that the panel note the report.

24 IMPROVE YOUR ESTATES PROGRAMME

24.1 The panel considered a presentation on the Improve Your Estates Program, it was stated that currently a wide range of projects were being undertaken. Key projects

were detailed such as Housing Officers being employed to address untidy gardens around the city and a discretionary gardening and decorating scheme for people aged over 70 not in receipt of benefits.

24.2 **RESOLVED** – that the panel note the report.

25 HOME PURCHASE POLICY UPDATE

25.1 An officer gave a brief overview of the Home Purchase Policy Update, it was stated that the update followed the review at Housing and New Homes Committee last September. The officer noted that following a year-long pilot, BHCC had purchased some properties and were proceeding with efforts to carry on this enterprise. The officer concluded by stating that more resources had been secured with an initial 2 million pounds having been provisionally agreed and an anticipated budget of 7 Million pounds.

25.2 A resident enquired if this was only for specific areas.

25.3 An officer clarified that this was an across the city purchase.

25.4 **RESOLVED** – that the panel note the report.

26 FIRE SAFETY UPDATE

26.1 The officer gave a brief update on Fire Safety, it was stated that tests of fire doors had been conducted nationally and that BHCC currently had doors that had failed the 30 minutes test. It was confirmed that BHCC had stopped the door replacement scheme and that risk assessments had been completed.

26.2 A resident enquired if a timescale of events was available.

26.3 An officer stated that it was hoped an update would be available in the 4 weeks.

26.4 **RESOLVED** – that the panel note the report.

27 HOUSING MANAGEMENT PERFORMANCE REPORT QUARTER 1

27.1 An officer gave a brief overview of the Housing Management Performance Report Quarter 1, various points of information were presented including that BHCC now had access to the system and were able to see when people's rent payments were in arrears and that a special focus on rent collection was under way.

27.2 Residents had the following enquiries, statements and concerns:

- It was enquired if windows replacement constituted major works
- Summary of lifts was confusing

27.3 Officers responded with the following:

- It was confirmed that windows replacement did not constitute major works
- Clarified the results regarding lifts

27.4 **RESOLVED** – that the panel note the report.

28 CITY WIDE REPORTS

28.1 **RESOLVED** – that the panel note the report.

29 ANY OTHER BUSINESS

30 DATE OF NEXT MEETING

30.1 The date of the next meeting is 25 October 2018.

The meeting concluded at 20:58.

Signed

Chair

Dated this

day of