

**BRIGHTON & HOVE CITY COUNCIL**

**HOUSING MANAGEMENT PANEL: EAST AREA**

**6.30pm 2 SEPTEMBER 2019**

**WOODINGDEAN YOUTH CENTRE, WARREN ROAD, BN2 6BB**

**MINUTES**

**Present:** Councillors Dee Simson, Nichole Brennan

**Representatives:** Chris El-Shabba (Robert Lodge), Lynn Bennett (Manor Farm), Alan Cooke (Craven Vale), Rosemary Johnson (LAG), Anne Wilson (Manor Farm Secretary), Janet Gearing (Woodingdean)

**Officers:** Martin Reid (Assistant Director of Housing), Sam Warren (Community Engagement Officer), Glyn Huelin (Head of Housing Repairs & Improvement), Keely McDonald (Community Engagement Officer), Ododo Dafe (Head of Income, Improvement, Customer Service, Housing Strategy & Housing Supply), Debbie Corbridge (Integrated Team for Families Manager).

**14 WELCOME AND INTRODUCTIONS**

**15 APOLOGIES**

**16 CHAIR'S COMMUNICATIONS**

16.1 There were no Chair's Communications.

**17 MINUTES OF THE PREVIOUS MEETING**

**18 RESIDENTS QUESTION TIME**

18.1 Item 1 – Field Officers

18.2 Residents stated the following statements, concerns and enquiries:

- It was stated that there was an issue regarding the delay in response from Field Officers.
- Residents expressed approval overall as, on balance, more was provided by way of service than what was being paid for.

18.3 Officers stated that Field Officers were dealing with a wide array of issues that different areas of Brighton & Hove City Council would have previously been involved in.

18.4 Item 3 – Decent Homes Standard

18.5 Residents stated the following statements, concerns and enquiries:

- It was stated that there was a lack of information in reference to rules that had to be met to apply for works to be carried out.

- A resident enquired if there was to be a survey on the status of people's residences.
- It was noted that the gap between BHCC's standard and the Resident Inspector's standards and that this needed to be breached.

18.6 Officers responded to residents' statements, concerns and enquiries with the following:

- It was noted that there was a paper last year outlining the proposals for the review of the home standard in future.
- It was stated that there was a constant review of stock conditions over 5 years to have re-surveyed all properties.
- It was stated that residents must call repairs if there were issues.

18.7 **AGREED** – that the responses were satisfactory.

## **19 YOUTH SERVICE UPDATE AND USE OF HOUSING REVENUE ACCOUNT FUNDING**

19.1 An Officer gave a brief overview of the Youth Service. The following was stated:

- £16,000 was provided to contribute to the youth service.
- A financial account was provided in relation to HRA contributions.
- £125,000 was being requested for a 6-month extension.

19.2 Residents had the following enquiries, statements and concerns:

- A resident enquired if this covered the whole city.
- A resident enquired of the ratio of young people to helpers.
- Residents expressed approval of the proposal and stated that they would prefer the money go to youth provision rather than other BHCC projects.

19.3 Officers responded to residents' statements, concerns and enquiries with the following:

- This would cover the entire City.
- The ratio was currently 3 helpers to 15 young people including 2 volunteers.

19.4 Members of the youth groups attended the panel and gave testimony to their experience and perspective. The following was stated:

- There were various opportunities provided for young people.
- Examples were provided regarding the various activities that were enjoyed.
- Young people were willing to meet other groups in different wards.

19.5 Councillor Simson stated that although Woodingdean had a small number of young people, the return and regular attendance was much higher than in other areas of Brighton.

19.6 **AGREED** – that the report be noted.

## **20 ANY OTHER BUSINESS**

- 20.1 An officer notified the panel that Seaside Homes was currently seeking a member. It was noted that this vacancy would be published in the next Homing In Magazine.
- 20.2 Alan Cooke notified the panel that a presentation marking 100 years of Council Housing in Brighton and Hove would be provided soon. A request for any historic information regarding dates of when estates were built were made.
- 20.3 Chris El-Shabba stated that the City Wide Conference would take place on Saturday 28<sup>th</sup> September 2019 at Hove Town Hall.

**21 PERFORMANCE REPORT Q1**

- 22.1 An officer gave a brief overview of the Performance report. It was stated that there were some areas of concern in regards to empty properties and the removal of bulk rubbish. It was stated that the initial page had 9/39 areas that were underperforming however there were several other indicators that highlighted improvement. It was further stated that performance had improved generally over the last quarter.
- 22.2 Residents had the following enquiries, statements and concerns:
  - A resident noted the increase in rent arrears for those on universal credit.
- 22.3 Officers responded to residents' statements, concerns and enquiries with the following:
  - It was confirmed that there was an increase in rent arrears.
  - It was further stated that this was in part due to more tenants enrolling to Universal Credit. It was also note that various logistical issues regarding the waiting time for the initial payment was also a reason for the increase.

**22 DATE OF THE NEXT MEETING**

- 22.1 The date of the next meeting is 21<sup>st</sup> October 2019.

The meeting concluded at Time Not Specified

Signed

Chair

Dated this

day of