

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: NORTH AREA

6.30pm 19 MARCH 2024

BARNARD CENTRE – MOUNT PLEASANT, BRIGHTON, BN2 0JP

Present:

Co-Chair: Theresa Mackey (Highcroft Lodge Residents Association)

Councillors: Sheard (Co-Chair), Hill, De Oliviera, Assaduzzaman, West

Clerk: Niall Breen (Democratic Services Apprentice)

Representatives/Tenants: Theresa Mackey (Highcroft Lodge Residents Association), Jim Hornsby (Mimosa Court Leaseholders Association), Heather Hayes (Coldean Independents), Donna James (Bates Estate Community Association), Ian Knowles (Bates Estate Community Association), Desmond Jones (Hollingdean Residents Association), Catherine Lawrence (Hollingdean Tenants Association), Barney Miller (Sylvan Hall Residents Association), Steve Moreton

Officers: Niall Breen (Democratic Services Apprentice), Geof Gage (Head of Housing Investment & Asset Management), Justine Harris (Head of Tenancy Services), Keely McDonald (Senior Community Engagement Officer), Hannah Barker (Senior Community Engagement Officer), Grant Ritchie (Head of Housing Repairs & Maintenance, Sabina Karabasic (Community Engagement Administrator), Luke Harris (Project Manager – Housing Needs), Steve Moreton (Policy Partnership & Scrutiny Officer)

Guests: Sarah Booker-Lewis (Local Democracy Reporter),

OPEN SURGERY (DEALING WITH INDIVIDUAL ISSUES)

18:00 – 30 Minutes

1 WELCOME, INTRODUCTIONS & APOLOGIES

5 - 6

18:30

1.1 Theresa Mackey opened the meeting as co-chair at 18:35 as Cllr Sheard was delayed.

1.2 Apologies were made by residents Ian Beck, Jane Hunter and Gordon Taylor, officers Martin Reid and Geof Gage, as well as ward Councillor Theresa Fowler,

1.3 The Chair reminded the panel and those in attendance of the Engagement Conduct Guidelines for the meeting and brought attention to the rules laid out in the document and expectations for the behaviour and involvement of those at the meeting and outlined their hope for communications and contributions to be given in a polite and respectful manner.

18:35

2.1 The Chair moved to confirm the accuracy of the minutes of the previous meeting, this was agreed unanimously by the panel as an accurate record.

2.2 The Chair noted the first action (NA1), regarding overgrowth management in and around Sylvan Hall, as being progressed but incomplete to date. This was agreed verbally confirmed by the representatives of the Sylvan Hall

2.3 North Area Action 2 (NA2), regarding grass cutting at mimosa court, was agreed to have been completed.

2.4 North Area Action 3 (previously NA10 in the 4.12.24 North Area Panel), regarding placement of CCTV on the Bates Estate, Justine Harris provided a verbal update, and the action was agreed as progressed but incomplete to date.

2.5 North Area Action 4 (NA4), regarding communication and engagement between CityClean and residents, Keely McDonald provided a verbal update. A resident from the Bates Estate confirmed that there had been no responses with regard to this, the action was agreed as ongoing.

2.6 North Area Action 5 (NA5), regarding a query concerning the departmental responsibility for blocked drains in Hollingdean. Grant Ritchie provided a verbal update regarding the separation of responsibility for maintenance and specifically road gulleys. This action was agreed as ongoing.

2.7 North Area Action 6 (NA6), regarding the availability of skips, to be provided by the authority for waste disposal. Justine Harris provided a verbal update regarding a waste amnesty in the Bates Estate. This action was agreed as ongoing.

2.8 North Area Action 7 (NA7), regarding overgrowth management in Hollingdean. A written answer was given in response to this, points were raised by Barney Miller regarding the efficacy and morality of using chemical agents for this tasking. There was a verbal update from Cllr Sheard regarding the intended practise for the use of chemical agents in a safe manner Barney Miller requested an answer in writing on the policy decision and the ability of the central government to 'step in' on the matter. This action was agreed as ongoing.

2.9 North Area Action 8 (NA8), regarding installation of solar panels on the roof of Mimosa Court, as well as access to the roof for residents. The resident seeking an answer on NA8 was not present, but the action was agreed as complete.

2.10 North Area Action 9 (NA9), regarding the EDB bid for works at Coldean Youth Club, there was a resident led verbal update regarding the completion of repairs, it was noted that the heating still required works. Keely McDonald also provided a verbal update with regards to rent collection for the premises. The action was agreed as ongoing.

3 HOUSING PERFORMANCE REPORT Q3 23/24

17 – 36

3.1 Justine Harris provided a verbal update on the agenda item as per the report in the papers.

3.2 Barney Miller requested confirmation of the targets for new allocations for each Quarter and Financial Year. Grant Ritchie provided a verbal update to this.

3.3 Barney Miller raised points regarding developments with the disrepair budget.

4 HOUSING BUDGET REPORT

37 – 38

4.1 Luke Harris delivered a verbal briefing on the agenda item as per the report in the papers.

4.2 Theresa Mackey raised points regarding those unable to contribute to the consultation due to digital illiteracy or access to a device. Luke Harris confirmed they would be circulated in all formats to enable accessibility and that they could be collected from Bartholomew House.

4.3 Coldean Residents raised points regarding miscommunication between other public services and the authority regarding the context of individual parties 'applications for allocations. Luke Harris confirmed the current procedures regarding allocations and made note the policy was being reviewed.

4.4 Barney Miller raised points regarding allocation issues in Sylvan Hall and individual contexts not being taken into consideration with regard to allocations.

4.5 Donna James raised a question regarding the succession of allocated properties to family members also entitled. Luke Harris provided a verbal answer to this and noted that the policy was being reviewed.

5 HOUSING STRATEGY 2024-29

5.1 Steve Moreton delivered a verbal briefing on the agenda item as per the report in the papers.

6 ENGAGEMENT PLATFORM

6.1 Anita McGrath delivered a verbal briefing on the agenda item as per the report in the papers.

7 RESIDENT'S QUESTIONS TIME

39 - 66

7.1 Barney Miller requested an answer on how lighting for communal areas was paid for and how this was divided between the different residents (tenants and lease holders).

7.2 Residents from the Bates Estate requested an answer regarding scaffolding and damp maintenance.

8 ANY OTHER BUSINESS

8.1 It was confirmed that the authority would report back to the panel regarding the impact on the Area Panel process of the governance system transitioning to a Leader & Cabinet.

9 ITEMS FOR INFORMATION

67 – 84

9.1 The meeting concluded at 20.50pm.