

## **BRIGHTON & HOVE CITY COUNCIL**

### **HOUSING MANAGEMENT PANEL: WEST HOVE & PORTSLADE AREA**

**14.00pm 18 September 2024**

**HOVE TOWN HALL, COUNCIL CHAMBER, NORTON ROAD, BN3 3BQ**

#### **Present:**

Councillors: Nann (Co-Chair), Hewitt, Robinson, Sankey,

Clerk: Niall Breen (Democratic Services Officer)

Representatives: Muriel Briault, Patricia Weller, Malcolm Campbell, Patricia Weller, Ann Tizzard, Helen J.

Officers: Geof Gage, Martin Reid, Grant Ritchie, Hannah Barker, Anita McGrath, Jane White, Emma Gilbert, Sam Nolan, Justine Harris, Robert Keelan, Sharon Halle-Richards, Estates Services Manager, Michael Raywood, Housing Officer Shiva,

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

#### **1 WELCOME, INTRODUCTIONS & APOLOGIES**

1.1 Chair Cllr Nann began the meeting at 14:04.

1.2 There were apologies from Martin Reid.

#### **2 MINUTES & ACTIONS**

2.1 **RESOLVED:** The panel agreed unanimously that the minutes were a fair and accurate record of the previous area panel meeting.

2.2 Actions

2.3 WA3 Ongoing, Cllr Nann gave a verbal briefing as per progress on item – ongoing. HB added that 3 new CE officers had been recruited and this would improve outcomes for West Area.

2.4 Cllr Robinson raised queries regarding the EDB.

2.5 Cllr Grimshaw raised a point regarding efforts being made regarding West EDB bids.

2.6 Cllr Sankey reiterated the points made by the chair and reaffirmed the commitment of the authority to the residents in enabling them to make more successful EDB bids and improve the estates areas.

2.7 Residents made several points regarding the EDB process and their dissatisfaction with the process.

2.8 WA4. JH provided a verbal briefing on the context of the issue. Cllr Hewitt thanked the officers for their work and requested a timeframe for the implementation, suggesting the new year. JH confirmed a citywide schedule being rolled out by the new year. – to action – estate inspection schedule by New year

### **3 HOUSING PERFORMANCE REPORT Q1 2024/25**

3.1 GR provided a verbal briefing of the item as per the agenda papers.

3.2 Residents raised queries regarding articles in the press regarding properties lacking in their compliance.

3.3 Cllr Grimshaw raised a query regarding redecorating and maintenance. GR confirmed the authority property

3.4 Residents raised to the panel the scheme the authority ran a concessionary decorating and gardening scheme for all tenants with a disability/accommodation, GR confirmed this but also noted that the scheme was oversubscribed and was not prioritised in comparison with maintenance/repairs.

### **4 BUDGET CONSULTATION UPDATE**

4.1 JH provided a verbal briefing of the item as per the agenda papers.

### **5 RESIDENT ENGAGEMENT HIGH RISE**

5.1 GG provided a verbal briefing of the item as per the agenda papers.

### **6 RESIDENT CO-CHAIR ELECTION**

6.1 HB provided a verbal briefing on the resident co-chair election. Malcolm Campbell was elected unanimously.

6.2 Resident Co-Chair Malcolm Campbell gave their thanks to the panel for the support of their nomination.

6.3 Cllr Co-Chair raised that all the West Area TRA's should be in attendance, and it was a shame that so many had not attended.

### **7 Break**

7.1 Break taken at 14:40 – 14:50

### **8 Hate Incident Policy Consultation**

8.1 JH provided a verbal briefing of the item as per the agenda papers.

8.2 Cllr Nann raised a query as to why Mate/Hate Crimes were being combined in the policy. MR followed up with a detailed response as to how the two can be interlinked but also reiterated that all situations would be dealt with on a case-by-case basis.

8.3 Cllr Hewitt thanked officers for their efforts and affirmed their belief that the policy would mitigate the impacts of the issues raised by the policy. They queried how this was being advertised (policy) to the residents. JH provided an answer on the distribution of the policy and noted that the authority welcomed suggestions to improve circulation of policy papers to residents.

8.4 Residents raised what would happen to residents in the short term whilst the policy was implemented and consulted upon.

8.5 Cllr Robinson raised queries as to how the process would work with those in social housing rather than residents. JR provided a verbal answer.

## **9 Regulatory Judgment**

9.1 JH provided a verbal briefing of the item as per the agenda papers.

9.2 Residents raised concerns regarding water pressure and the fire alarm in the building not being able to be heard in Conway Court. GR queried the fire alarm issue, the residents affirmed that (having been in the property 30 years) that they used to have a fire alarm for the whole of Conway Court.

9.3 MR provided a verbal response and made note the authority was making a wider effort regarding safety engagement, noting resident communications needed to be more intensive to properly inform on measures and procedures as well as any future steps and investment made. GR also confirmed that work was underway regarding the water pressure issue and the authority was aware of it.

9.3 PW raised concerns regarding contractors not being forthright enough in their contact and identification with residents. GR confirmed that contractors working on certain jobs did operate to a more ad-hoc basis.

9.4 Residents raised concerns regarding the authenticity of contractors and stated there was a lack of transparency over whom the contractors were employed by. MR confirmed that the authority policy was unless they had ID then residents were advised to not allow those into their homes.

9.5 Cllr Robinson queried which side led the judgement process, MR confirmed that the engagement had been increasing over the last year and had led to the judgement being given this year. It was noted that recommendations were being implemented over regular meetings.

## **10 Resident's Question's**

10.1 W3.1 - Satisfactory

10.2 W3.2 – Unsatisfactory – Ongoing – Officers noted there was a meeting in relation to the issues raised in the question, occurring the week after the panel was taking place.

10.3 W3.3 – Satisfactory

10.4 W3.4 – Satisfactory

10.5 W2.1 – Satisfactory

## **11 Any Other Business**

11.1 – MB raised concerns regarding overgrowth maintenance and management. Requested update. Concerning Stonery Close and surroundings.

11.2 – CC residents raised concerns regarding maintenance on cracked pavements. GR provided a verbal answer on the process and time limitations on the works being undertaken. As well as wider context surrounding the issue.

The Chair ended the meeting at 15.50