

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: CENTRAL AREA

2.00pm 26 NOVEMBER 2024

COMMITTEE ROOM 1, BRIGHTON TOWN HALL

MINUTES

Present: Councillors

Voting Representatives:

Non-Voting Delegates:

Officers:

Guests:

1 WELCOME, INTRODUCTIONS & APOLOGIES

Present:

Councillors: Mcleay (Co-Chair), Galvin, and Mackey

Residents: Emma Salcombe (Co-Chair), Chris Vine, Norman Williams, Rosemary Johnson, Pippin Boardman, Tony Price, and Martin Cunningham

Officers: Grant Ritchie (Head of Housing Repairs & Maintenance), Justine Harris (Head of Tenancy Services), Alison Mcmanamon (Director of Human Resources & Organisational Development), Hannah Barker (Senior Community Engagement Officer), Janet Dowdell (Tenancy Services Operations Manager), Sabiha Choudhury (Administrative Assistant), Simon Bannister (Community Engagement Officer), Darren Levy (Interim Director Housing Regeneration)

Apologies: Lee Catt, Linda King, Eileen Stuart, and Councillor Wilkinson

Clerk: Grace Leonard (Democratic Services Officer)

Guests: Sarah Booker-Lewis LDRS

- 1.1 There were apologies from Lee Catt, Linda King, and Eileen Stuart from the tenancy associations. Further to this there were apologies sent from Councillor Wilkinson.

2 MINUTES & ACTIONS OF THE PREVIOUS MEETING

- 2.1 Residents raised that there was inaccuracy in the minutes regarding a name and location of a resident.

- 2.2 MC raised that he was present at the meeting and requested a written response to his question that was raised. JD will respond to MC and provide a copy to panel.
- 2.3 The minutes were agreed as accurate otherwise.
- 2.4 Residents raised concerns over CAO1, GR will look into organising a meeting between residents and the Highways team about the drains in the central area.
- 2.5 JH added to the response in CAO2, confirming a full block review, retraining of cleaners, and agreement that the water needs to be changed more frequently. RJ added that they were still hearing of complaints from Craven Vale residents.
- 2.6 On CAO6, CV raised concerns over smoke alarms checks for leaseholders. RG confirmed that there was no legislation requiring this obligation currently.
- 2.7 RJ requested an update on the community workshop project. Geoff Gage had provided an email update. RJ requested to have the price on paper, it is to be shared when validated.
- 2.8 EC requested an update on CAO3. No update provided.
- 2.9 On CAO7, GR reported that the IT system change had been delayed to January, but once in place the action will be completed.
- 2.10 CAO8 is waiting for Community Engagement to reach out to residents regarding the High Rise Action Group.
- 2.11 CAO9 is now complete.

3 HOUSING REVENUE ACCOUNT BUDGET PROPOSAL AND TENANT FEEDBACK

- 3.1 JH provided a verbal brief of the item as per the agenda. Detailing the budget setting process for 2025-26.
- 3.2 EC requested a budget meeting for residents to go through the budget in detail for the 2026-27 budget. JH responded positively to this request and will look into dates. This item will not need to come to next year's panel if this is the case.
- 3.3 RJ was informed that leaseholders were not accounted for in presentation figures. RJ requested a similar meeting for leaseholders.

4 HOUSING PERFORMANCE REPORT Q2 2024/25

- 4.1 GR presented the item as per the agenda with specific focus on areas that need to be improved and what the team are doing to improve them. Reported that the backlog is being worked through and should be back to business as usual by May. JD added that the drop in customer services calls being taken was due to staff vacancies which have now been filled.
- 4.2 JH reported that rent collection has dropped over the past few years and they are working with residents and other teams in the council to support people in this issue.

- 4.3 EC commented that Universal Credit work on a 52 week year and the council work on a 53 week year which can complicate the issue. They also added that residents can request that the Universal Credit can be paid directly to the council for rent and this should be communicated to them.

5 UPDATE TO REGULATORY JUDGEMENT

- 5.1 JH gave a verbal briefing of the item as per the agenda. They covered the C3 judgement to the council and the serious failings found. The council is meeting with the RSH every month. The building compliance post in the council is currently being filled by an interim person, they will soon be recruiting and this person will be attending the Housing Area Panels.
- 5.2 Councillor Galvin asked if all the tall buildings have had an external survey. GR replied that they had.
- 5.3 RJ raised concerns that the recent news has had an effect on leaseholders flat prices and their ability to sell them. ES requested that the council match the flats worth before the council went to the press regarding tearing the blocks down. DL to look into this policy.
- 5.4 NW raised concerns over the smoke alarm service being provided.

6 BREAK

7 RESIDENTS' QUESTIONS 2 AND 3 STAR

- 7.1 ES raised that holding emails at least need to be sent to resident only chairs in order to keep them informed. JH apologised for the issue and will take it back to the Estates Team.
- 7.2 On C3.2 RJ asked about the pipes being affected by the cladding on the outside of the building. GR responded that the pipes are checked when near the cladding but aren't buried by the cladding as they need to be inspected and ventilated.
- 7.3 ES requested copies of the SGN inspection regarding the pipes.
- 7.4 PB raised the issue with residents not being informed of works on the properties. Residents requested a newsletter to informed them of upcoming works. CV raised that it is difficult to get out of the carpark when there are works on.
- 7.5 NW raised concerns over burglaries occurring if scaffolding is left up and how this would affect residents insurance. RJ added that it was important for residents to check their insurance regarding this issue as some insurance companies have different policies regarding scaffolding.
- 7.6 ES raised the complexities of the lifts in buildings being broken down for long periods of time and the issues of changing from Liftech to a different provider.
- 7.7 JH raised that they are adding another van to rotation in picking up bulk rubbish and this should alleviate the issue.

- 7.8 Residents raised that while the laundry review is being undertaken the machines are not being properly maintained and the turn around on repairs can take between 2 and 7 days.
- 7.9 NW requested that the cleaning team look into whether the lint drawers are being cleaned out.
- 7.10 Residents raised concerns over the anti-social behaviour policy. JD explained the difference between the anti-social behaviour policy broadly and how the council needs to have a separate policy for hate crimes and anti-social behaviour. JD to bring a presentation to panel going into detail of anti-social behaviour policy.

8 ELECTION OF RESIDENT CO-CHAIR

- 8.1 This item will move to the March Housing Area Panel has no one came forward for election of chair. EC to remain chair in interim.

9 ANY OTHER BUSINESS | POSITIVE COMMUNITY NEWS

- 9.1 RJ detailed community events at Craven Vale and invited panel members.
- 9.2 RJ detailed the next leaseholders group meeting and plan for annual summit meeting.

The meeting concluded at Time Not Specified

Signed

Chair

Dated this

day of