

**BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL, WEST HOVE & PORTSLADE AREA
27 NOVEMBER 2024
MINUTES**

Attendees:

Councillors: Hewitt, Grimshaw, O'Quinn

Residents: Malcom (Chair), Muriel Briault, Patricia Weller, Helen Geraldine,

Officers: Sam Warren, Justine Harris, Jan Dowdell, Stephanie Moonie, Martin Reid, Geof Gage, Francis Mitchell

Press: Sarah Booker-Lewis

1 – WELCOME, INTRODUCTIONS & APOLOGIES

1.1 There were no apologies.

2 – MINUTES AND ACTIONS OF THE PREVIOUS MEETING

2.1 The minutes of the previous meeting were agreed as correct record.

2.2 The Chair read out each question and the response that had been provided.

2.3 Concerns were raised regarding weeds in communal areas of Conway Court.

2.4 Councillor O'Quinn stated that they had previously been in touch with CityClean and had been informed that weeds in communal areas of estates were the responsibility of the Council's housing department.

2.5 The Chair provided an update on estate walkabouts.

2.6 Muriel Briault shared details of a successful walkabout on the Knole Estate and drew attention to rubbish being left on the estate, sharing that litter had been discarded in bushed areas. Muriel Briault further stated that bush overgrowth at St. Richards had become so substantial that residents were unable to use their ground-floor windows.

2.7 Councillor O'Quinn stated that they had held discussions regarding walkabouts on the Clarendon & Ellen estates with Martin Reid.

2.8 Councillor Grimshaw requested more estate walkabouts in the north of the area.

2.9 Muriel Briault stated that while Stoney Close had been cleaned, areas of the street were still overgrown and noted there was a damaged fence that could cause injury. Jan Dowdell stated that while courses of action were limited as the resident of the property was a private tenant, the matter could be looked into if the fence had the potential to impact public safety.

2.10 Sam Warren provided an update on the EDB terms of reference and confirmed to the panel that non-council tenant representatives would be able to vote on EDB bids.

3 – HOUSING REVENUE ACCOUNT BUDGET PROPOSAL AND TENANT FEEDBACK

3.1 Martin Reid delivered the report for this item.

3.2 Patricia Weller was informed that while the deployment of solar panels was being paid from the Housing Revenue Account, other funding streams were being sought.

3.3 Patricia Weller was provided details of how the house buyback scheme operated, with Martin Reid stating that former council houses sold on the private market were offered to the Council for first refusal.

3.4 Councillor Grimshaw was informed that changes in right-to-buy regulations were set by central government.

3.5 Councillor Grimshaw was informed that income from garage rentals was fed back into the Housing Revenue Account.

3.6 Martin Reid stated that a future parking and garage review was being considered.

3.7 Patricia Weller raised concerns regarding residents being prevented from using garages for household additional storage, rather than for the storage of vehicles. Martin Reid stated that there had previously been issues with garages being overloaded.

4 – HOUSING PERFORMANCE REPORT Q2 2024/25

4.1 Justine Harris delivered the report for this item.

4.2 Sam Warren suggested that outlying statistics be removed from the data collected on housing repair times to provide a more accurate average.

4.3 Patricia Weller was informed that emergency repairs were conducted within 24 hours of them being reported.

5 – UPDATE ON REGULATORY JUDGEMENT

5.1 Justine Harris delivered the report for this item, there were no questions.

6 – BREAK

7 – RESIDENTS' QUESTIONS 2 & 3 STAR

7.1 The Chair read each question in turn and provided an opportunity for residents to speak on the responses provided by officers.

7.2 Steph Moonie stated that an Ingram House constitutional amendment had been requested to increase inclusivity of those in senior housing in resident, tenant and leaseholder groups.

7.3 Sam Warren apologised that no council officers were in attendance of the Ingram Close AGM.

7.4 Sam Warren stated that the Community Engagement team was fully staffed and that each area would have two Community Engagement officers as a minimum.

8 – ANY OTHER BUSINESS / POSITIVE COMMUNITY NEWS

8.1 The Chair raised concerns regarding leaves in communal areas of estates preventing a risk to residents, citing Wood's House on Sackville Road. Further concerns were raised regarding leaves clogging drains.

8.2 Sam Warren suggested that leaves in communal areas may qualify as an accessibility issue, particularly in relation to vulnerable residents.

8.3 Councillor Hewitt invited residents to contact him directly regarding accessibility concerns on estates.

8.4 Sam Warren drew attention to the CityClean operational meeting form available for residents to submit their issues directly to CityClean.

9 – ITEMS FOR INFORMATION