

**BRIGHTON AND HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL – CENTRAL AREA
18TH MARCH 2025 – 18:00
MINUTES**

Attendees:

Cllrs: McLeay (Chair),

Officers: Francis Mitchell, George Colwell, Sam Nolan, Jan Dowdell, Chloe McLoughlin, Kenna Kendall, John Evans, Geof Gage, Martin Reid,

Residents: Lee Catt, Tony Price, Eileen Stewart, Chris Vine, Jason Williams, Rosemary Johnson,

1 – WELCOME, INTRODUCTIONS AND APOLOGIES

1.1 Apologies were received from Justine Harris, Emma Salcombe and Linda.

2 – MINUTES AND ACTIONS OF THE PREVIOUS MEETING

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

2.2 The actions of the previous meeting were agreed.

2.3 Geof Gage stated that consultants were reviewing and undertaking a survey of soakaways in Craven Vale.

3 – RESIDENTS QUESTION TIME

3.1 The chair read through each question in turn and provided attendees an opportunity to share their questions, comments and concerns.

C2.3

Rosemary Johnson suggested providing samples of new window replacements for residents at Hampshire Lodge to inspect before installation.

C2.3

Sam Nolan stated that Simon from Community Engagement is working with residents at the Theobald House Community Room to bring it up to working standards.

Rosemary Johnson was informed that minor works were not recharged to leaseholders.

C3.2

Sam Nolan stated that work with residents would continue on the tenant toolkit and resident 'welcome pack'.

Rosemary Johnson stated concerns that potential resident and tenant representatives may be put off by work with residents being conducted online, and was reassured that this would not be the case.

C3.3

Rosemary Johnson stated that there is a misunderstanding in the Council as to what data protection rules and regulations are, and how the Council applies them.

Lee Catt stated that Council officers do not have an adequate understanding of GDPR.

Jan Dowdell stated that the Council can only disclose limited information on perpetrators of ASB due to the fact that the information pertaining to the individual may be sensitive.

Lee Catt stated that officers use data protection legislation to bypass their responsibility to share information with victims of ASB.

4 – HOUSING PERFORMANCE REPORT Q3

4.1 Grant Ritchie delivered the report for this item.

4.2 Jan Dowdell stated that the Tenancy Services team was hiring.

4.3 Lee Catt was informed that repeat repairs for the same job were not currently logged.

4.4 Grant Ritchie stated that repairs would be moving to a new computer system in September that would provide operatives with more information on each repair.

4.5 Eileen Stewart raised concerns that a fence was vandalised in Essex Place, stating that it still awaits repair.

5 – BREAK

6 – WHAT WE’RE DOING TO MEET THE REGULATOR FOR SOCIAL HOUSING’S STANDARDS

6.1 Martin Reid delivered the presentation for this item, stating that additional staff had been brought in to focus on Health and Safety. Martin Reid also stated that IT infrastructure was being reviewed.

6.2 Martin Reid stated the key areas of focus were electrical safety, fire safety, smoke detection, water safety, lift safety, and the routine repairs backlog.

7 – UPDATE ON THE DRAFT HATE INCIDENT POLICY FOR HOUSING

7.1 Martin Reid delivered this item, stating that the new. Hate Incident Policy was a requirement of the new Social Housing Regulator.

7.2 The panel was informed that the consultation on the policy was successful and was extended to conclude in December.

7.3 The panel was informed that the policy was due to go to Cabinet for approval in late spring with full implementation expected by September.

8 - AOB

8.1 Jan Dowdell delivered a presentation on ASB in the area, providing an overview of how ASB affects residents and how the Council works to combat and prevent such behaviour.

8.2 Kenna Kendall provided details on the tools available to combat ASB in both social and private housing, such as noise abatement notices.

8.3 Kenna Kendall stated that the Council has a positive relationship and works closely with Sussex Police to combat ASB.

8.4 Kenna Kendall stated the importance of a multi-agency approach, stating that numerous services might be required to provide support to both those who are victims and perpetrators of ASB.

8.5 John Evans outlined what steps are required to support those engaging in ASB, highlighting the use of ‘behaviour contracts’.

- 8.6 Lee Catt suggested that timings and chronology were made clearer in regard to ASB policy.
- 8.7 Kenna Kendall emphasised that the Council has no influence over Court times.
- 8.8 Rosemary Johnson stated that residents will only report ASB if they are confident that their concerns will be addressed, and that their identities will remain confidential.
- 8.9 Rosemary Johnson cited concerns that those who have committed ASB are being rehoused ahead of other eligible individuals on the social housing list.
- 8.10 Jan Dowdell stated that a criminal record does not disqualify an individual from being eligible for council housing.
- 8.11 Chris Vine requested the CCTV camera at Essex Place car park is replaced.
- 8.12 Eileen Stewart raised concerns regarding parking on Somerset Street, citing an incident where an ambulance was unable to reach a patients house due to being blocked by vehicles.
- 8.13 Rosemary Johnson invited the panel to attend the Craven Vale 'Spring into Summer' event on 12 April.