

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: EAST AREA

6.00pm 11 JUNE 2025

MINUTES

Councillors: Simon, Allen

Officers: Steph Mooney, Chloe McLoughlin, Mikila Beck, Francis Mitchell, Geof Gage, Gab Tiranti, Tom Trigwell, Martin Reid, Sam Nolan

Residents: Chris El-Shabba (Chair), Anne Glow, Dee Simson, Gale

1 ELECTION OF COUNCILLOR CO-CHAIR

1. Nominations: Cllr Williams
2. Elected: Cllr Williams

2 WELCOME, INTRODUCTIONS AND APOLOGIES

- 2.1 Apologies were received from Cllr Williams.

3 MINUTES AND ACTIONS

- 3.1 The minutes of the previous meeting were agreed pending minor amendment.

4 HOUSING PERFORMANCE REPORT ANNUAL ROUNDUP 2024/25

- 4.1 Justine Harris delivered the report for this item.
- 4.2 Anne Glow was informed that construction at Swanborough Drive would continue.

5 HEALTH & SAFETY AND COMPLIANCE UPDATE

- 5.1 Grant Ritchie introduced this item and delivered the report.
- 5.2 Grant Ritchie stated that progress had been made on compliant measures following a judgement from the housing regulator.
- 5.3 Grant Ritchie provided details of updated procedures, including electrical, fire, and water safety as well as smoke detection.
- 5.4 Grant Ritchie stated the legal requirements regarding Co2 compliance, as well as providing an overview of the installation process of mains-powered gas detectors.
- 5.5 Anne Glowe stated that residents had not previously been briefed on how to test newly installed Co2 detectors.

- 5.6 Mikila Beck provided an overview of the technical differences between different types of Co2 detectors provided by the Council.
- 5.7 Grant Ritchie stated that good progress had been made on the repairs backlog.
- 5.8 Janet Gearing was informed that the repairs team operated at approximately 70% of routine repairs being completed within 28 days of being raised.
- 5.9 The Chair stated that it was positive to see repairs metrics heading in the right direction.

6 BREAK

7 RESIDENT ENGAGEMENT STRATEGY - HIGH RISE

- 7.1 Geof Gage delivered the presentation for this item.
- 7.2 There were no questions or comments.

8 RESIDENT QUESTIONS 2 AND 3 STAR

E2.2

- 8.1 The Chair stated that cardboard was being left outside until it was drenched, making it more difficult to remove.
- 8.2 The Chair stated that recycling was not being collected on Wednesdays.

ACTION – Chloe McLoughlin to investigate recycling at Robert Lodge not being collected on Wednesdays.

E3.2

- 8.3 Justine Harris stated that 8 officers were now in post, and that there were 128 planned routes for estate inspections.
- 8.4 The Chair stated that hedges were overgrown on Whitehawk Road.
- 8.5 Justine Harris stated that hedges would be cut back if they presented an obstruction.
- 8.6 Janet Gearing was informed that high-rises do not receive free bulk waste collection.
- 8.7 Chloe McLoughlin stated that they were benchmarking other comparable authorities to find alternative/additional methods of bulky waste removal from high-rises.
- 8.8 Janet Gearing criticised the price of bulky waste removal, stating that it encouraged fly-tipping.
- 8.9 Janet Gearing suggested either lowering the price of bulky-waste collection, or the implementation of an annual bulky-waste collection amnesty to remedy the issue.

- 8.10 The Chair stated that they were aware of vans fly-tipping white-goods.
- 8.11 Janet Gearing was informed that imitation CCTV cameras do not effectively deter would-be fly-tippers.

9 ANY OTHER BUSINESS

- 9.1 Grant Ritchie stated that alarm testing would begin on 23rd June 2025 in housing blocks in the east area and that information regarding this would be provided to residents.
- 9.2 Grant Ritchie stated that he was retiring and that this was his last round of area panels.
- 9.3 Martin Reid commended Grant Ritchie and stated that Mikila Beck would replace Grant Ritchie at area panel meetings.
- 9.4 The Chair and panel wished Grant Ritchie the best of luck and thanked him for his hard work supporting residents across the city.
- 9.5 Anne Glow was informed that CCTV is limited in its scope and that behavioural concerns should be reported to the Council.
- 9.6 Anne Glow stated that the automatic doors at Swallow Court were broken.
- 9.7 Justine Harris suggested that residents should not police their estates, informing the panel that residents should raise civil concerns with the Council, and criminal concerns with the Police.
- 9.8 Dee Simson commended Steph Mooney for her work as Community Engagement Officer.
- 9.9 Sam Nolan provided details of the resident day at 'Top Park'.
- 9.10 Sam Nolan shared details of the Annual Tenants, Residents, and Leaseholder Conference 2025.

The meeting concluded at 7.25pm

Signed

Chair

Dated this

day of

