

**BRIGHTON & HOVE CITY COUNCIL**  
**HOUSING MANAGEMENT PANEL: CENTRAL AREA**

**6.00pm 16 SEPTEMBER 2025**

**BRIGHTON TOWN HALL, COMMITTEE ROOM 1**

**MINUTES**

**Councillors:** McLeay (Co-Chair), Shanks, Mackey, Thomson

**Residents:** Lee Catt (Chair), Paul Lexley, Julia Whitfield, Tony Price, Martin Cunningham, Chris Vine, Emma Salcombe, Pippin Boardman, Ken Mothersell, Barry Winchester, Eileen Stewart, Philip

**Officers:** Martin Reid, Sam Nolan, Justine Harris, Mikila Beck, Simon Bannister, Emma Gilbert, Hannah Williams, Francis Mitchell

**1 WELCOME, INTRODUCTIONS AND APOLOGIES**

1.1 Apologies were received from Linda King and Rosemary Johnson.

**2 MINUTES AND ACTIONS**

2.1 The minutes were agreed as correct record.

2.2 **ACTION** - Sam Nolan to meet Emma Salcombe to discuss terms of reference for tenant representative elections.

2.3 **ACTION** - Justine Harris to arrange meeting of Highways with Emma Salcombe regarding parking.

2.4 **ACTION CA6** - One Parking to meet with Martin Reid, Emma Salcombe and Chris Vine.

**3 HOUSING PERFORMANCE REPORT QUARTER 1 2025/26**

3.1 Justine Harris invited residents to provide feedback on the format of the item and presentation.

3.2 Martin Reid delivered the report and presentation for this item.

3.3 Emma Gilbert provided context for universal credit migration and invited attendees to direct residents to the Council for additional information and support.

**ACTION** - Emma Gilbert to provide additional literature on universal credit migration.

3.4 Martin Reid and Mikila Beck stated that phone operatives were Mears contractors while repairs operatives were employed directly by the Council.

- 3.5 The Chair stated their experiences of difficulties getting operatives to attend their property,
- 3.6 Martin Reid iterated that operatives were BHCC employees, and that the only contracted operatives were those for out of hours repairs.
- 3.7 Martin Reid and Mikila Beck stated that there was no instruction from the Council to avoid sending operatives to residents addresses.
- 3.8 Julia Whitfield queried when the automatic doors at Ardingly Court would be permanently repaired.

**ACTION** - Martin Reid and Mikila Beck to investigate.

- 3.9 The Chair stated that doors could only be fixed permanently if ASB was dealt with at the source, citing damage to communal doors as a result of ASB.
- 3.10 Phillip stated similar issues at Wiltshire House as a result of ASB.

#### **4 QUARTERLY HEALTH & SAFETY AND COMPLIANCE UPDATE**

- 4.1 Martin Reid provided a verbal update on this item.
- 4.2 Chris Vine stated that BHCC listed £36m for housing safety from Central Government.
- 4.3 Martin Reid provided a breakdown of the funds stated by Chris Vine.
- 4.4 Emma Salcombe questioned why copper piping in tower blocks had not been replaced.
- 4.5 Martin Reid stated that planned preventative maintenance work would be scheduled in future for the repair of copper pipes in tower blocks, but that this would require shutting off water supply to each block in order for repairs to be conducted.
- 4.6 The Chair was informed there was no flat rate for the removal of mould from properties.
- 4.7 Martin Reid stated that the Council was investigating alternative models of engagement with residents of tower blocks.
- 4.8 Eileen Stewart stated that pipes should not be painted as it can prevent them being maintained.

**ACTION** - Martin Reid to investigate painted pipes at Somerset Point.

- 4.9 Emma Gilbert stated that awareness would be raised with partner agencies on how and where to report incidents of damp and mould in properties.

#### **5 DISCUSSION AND UPDATE ON LPS**

- 5.1 Martin Reid delivered the report for this item.

- 5.2 Julia Whitfield was informed that the eviction process for temporary residents was less complicated than for long-term residents.
- 5.3 Martin Reid recognised the importance of not leaving properties vacant.
- 5.4 Harry Williams outlined the rehousing process.
- 5.5 Emma Salcombe cited other authorities that had carried out demolitions and was informed that BHCC had liaised with these authorities.

## **6 DISREPAIRS WEBSITE AND AWARENESS**

- 6.1 Mikila Beck delivered a verbal update on this item.
- 6.2 The Chair cited issues of individuals imitating Council Officers on Craven Vale in order to scam residents out of money.
- 6.3 Emma Salcombe suggested that passwords be used to identify certified Council operatives.
- 6.4 Eileen Stewart stated that operatives should report their attendance to Council owned properties.
- 6.5 Mikila Beck stated that information flyers would be distributed immediately to inform residents of the risks of 'rogue' operatives impersonating Council staff.

## **7 BREAK**

## **8 RESIDENT QUESTIONS 2-STAR AND 3-STAR**

### **C2.1**

- 8.1 Emma Gilbert provided context regarding which properties could have tenant age-restrictions imposed upon them.
- 8.2 **ACTION** - Justine Harris to provide additional information to Julia Whitfield regarding over 55's lets.

### **C3.1/3.2**

- 8.3 Julia Whitfield stated that drug use and dealing at Ardingly Court had left residents vulnerable.
- 8.4 Harry Williams outlined the ASB policy and the updates it had received, as well as stating that residents should contact the Police in instances where the law is being broken.
- 8.5 Emma Salcombe expressed frustrations regarding case sensitivity and suggested the use of case-law and 'previous examples' to provide information to residents regarding the progress of ASB that has been reported.

**9 DISCUSSION ON ASB ISSUES RELATING TO HAMPSHIRE COURT**

- 9.1 Martin Cunningham was informed of Graham Davis' Position in the Council and criticised the Council for inaction on ASB.

**10 ANY OTHER BUSINESS**

The meeting concluded at 8.00pm

Signed

Chair

Dated this

day of