

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: EAST AREA

6.00pm 19 NOVEMBER 2025

**ROBERT LODGE COMMUNITY ROOMS, 35 - 70 MANOR PLACE, BRIGHTON, BN2
5FG**

MINUTES

Councillors: Williams (Chair) and McGregor.

Residents: Chris El Shabba, Dee Simpson, Janet Gearing, Ben D'Montigny, Val Steadman and Leah Webb

Officers: Chloe McLaughlin, Mikila Beck, Sam Nolan, Harry Wiliam, Tom Trigwell, Justine Harris, Francis Mitchell, Shah Rahman, Martin Reid.

Press: Sarah Booker-Lewis

1 WELCOME, INTRODUCTIONS & APOLOGIES

1.1 There were no apologies.

2 MINUTES & ACTIONS OF THE PREVIOUS MEETING

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

3 DAMP & MOULD FOR RESIDENT AWARENESS & FEEDBACK

3.1 Mikila Beck delivered the report for this item and invited residents and tenants to provide feedback on the updated policy.

3.2 Janet Gearing stated that awareness leaflets had been delivered to residents.

3.3 Dee Simson was informed that literature, as well as fridge magnets containing Council contact, information was being made available to residents.

3.4 Mikila Beck invited residents to contact the Council regarding recurring issues of mould and damp.

3.5 Dee Simson stated that tumble dryers were able to prevent the spread of damp and mould.

3.6 Janet Gearing was informed that ~380 reports of damp and mould had been received by the Council since 27 October 2025.

3.7 Chris El-Shabba suggested residents leave windows open to create ventilation, particularly when clothes are drying or there is steam in the air, in order to

prevent damp and mould reoccurring.

3.8 Cllr McGregor was informed of the process for damp and mould elimination.

4 ESTATE INSPECTION UPDATE/NEIGHBOURHOOD OFFICERS

4.1 Justine Harris delivered the report for this item, stating that estate inspections had been resumed.

4.2 Justine Harris stated that there were 8 uniformed neighbourhood officers in total, with two for each area of the city.

4.3 Chris El-Shabba was informed that the officers for the East Area were called Nick and Mark.

4.4 Ben D'Montigny suggested that information posters for community rooms and communal areas be distributed and displayed informing residents of their neighbourhood officers and providing contact details.

4.5 Justine Harris stated that there were 128 inspection routes in total across the city.

4.6 Dee Simson was informed that inspection routes were decided as a result of an inspections pilot.

4.7 Justine Harris stated that the intention of estate inspections was to provide proactive support to estates.

4.8 Harry Williams stated that estate inspections and routes would be subject to review and feedback.

4.9 The Chair requested a report to the next area panel regarding estate inspections.

ACTION – Report to be brought to next meeting regarding estate inspections.

5 HOUSING PERFORMANCE REPORT QUARTER 2 2025/26

5.1 Ben D'Montigny commended the inclusion of trend-lines in the report to monitor progress. The Chair agreed.

5.2 Dee Simson stated the agenda was well laid out and accessible.

5.3 The Chair stated that ~3000 repairs were carried out each month.

5.4 Dee Simson was informed that the percentage of complaints related to repairs had decreased.

5.5 Harry Williams outlined how repairs targets were set through benchmarking with other authorities.

- 5.6 Janet Gearing was informed that some complex repairs cases that had been logged were over a year old.
- 5.7 Janet Gearing suggested contacting residents to confirm whether old repairs were still required, stating that this could assist in reducing the backlog.
- 5.8 Cllr McGregor stated that repair times were decreasing as a result of the repairs backlog being reduced.

6 LPS CONSULTATION UPDATE

- 6.1 Sam Nolan introduced this item and invited residents to contribute to the consultation.

ACTION – Sam Nolan to distribute link to consultation to residents.

- 6.2 Harry Williams stated that rent support was available to leaseholders.
- 6.3 The Chair detailed the types of flats that would be rebuilt in Whitehawk.
- 6.4 The Chair stated that no affordable housing would be built at the site of the former Gasworks in Whitehawk.

7 BREAK

8 HEALTH & SAFETY AND COMPLIANCE UPDATE

- 8.1 Martin Reid delivered the report for this item and outlined areas of compliance improvement.
- 8.2 Martin Reid stated that 65% of the Council's social housing stock were in multi-story blocks.
- 8.3 Mikila Beck outlined the support offered to tenants and residents regarding health and safety.
- 8.4 Mikila Beck stated that hard-wired fire-alarms would be provided to residents.
- 8.5 Ben D'Montigny requested an updated timeline on the waking-watch at Bristol Estate. Martin Reid stated that Bristol Estate works were currently scheduled to finish in April 2026.
- 8.6 Sam Nolan stated that gas alarms were available to residents.

ACTION – Mikila Beck to follow up with Val Steadman regarding gas detectors for residents with limited or no sense of smell.

9 CLUTTER RATING PERFORMANCE

- 9.1 Justine Harris delivered the report for this item.

- 9.2 Justine Harris outlined the risks associated with hoarding.
- 9.3 Justine Harris stated that a 'hoarding panel' multi-agency approach would be used to provide assistance to those who are hoarding.
- 9.4 Justine Harris stated that a clutter-rating is utilised during tenancy visits.
- 9.5 Justine Harris outlined the signs of hoarding.
- 9.6 Ben D'Montigny stated that there was no one size fits all approach to identify hoarders.
- 9.7 Chris El-Shabba stated that some individuals may not realise that they are hoarding.
- 9.8 Dee Simson stated the importance of following up on reports of hoarding, as well as emphasising the need for victim support to be monitored.
- 9.9 Ben D'Montigny suggested that expenses associated with bulk-item removals can encourage hoarding.
- 9.10 Chloe McCloughlin suggested future waste amnesty days.
- 9.11 The Chair supported Chloe McCloughlin's suggestion.
- 9.12 Justine Harris stated that a paper on waste amnesties would be brought to the next HAP meeting in March.

ACTION – Justine Harris to bring paper on waste amnesties to next Area Panel meeting.

10 RENTS UPDATE

- 10.1 Shar introduced the report for this item and outlined the support available to residents, as well as how progress had been made on making support more accessible to residents.
- 10.2 Shar outlined the importance of sustaining tenancies both for the Council and residents.
- 10.3 The Chair further outlined the debt support available to residents.
- 10.4 Ben D'Montigny suggested removing use of the word 'arears' from communications given to tenants behind on rent because of delayed Universal Credit payments to aid in the alleviation of stigma.
- 10.5 Leah agreed with Ben D'Montigny's suggestion.
- 10.6 Ben D'Montigny invited residents to also approach their resident associations for support.

11 RESIDENT QUESTIONS 2- & 3-STAR

11.1 This item was taken as read.

12 ANY OTHER BUSINESS

12.1 Ben D'Montigny requested an update on the flooring at Manor Gym.

ACTION – Justine Harris to follow up with Ben D'Montigny regarding flooring at Manor Gym.

12.2 The Chair provided an overview of the 'Pride of Place' scheme and associated funding.

12.3 Janet Gearing was informed that Whitehawk had received additional funding from Central Government as it is considered an area of deprivation.

12.4 The Chair stated that Whitehawk would receive £2m a year for 10 years.

12.5 Dee Simson stated that Whitehawk youth are often supported in Woodingdean and questioned whether Pride of Place funding could also be made available to Woodingdean.

12.6 Ben D'Montigny drew attention to the 'Better Brighton and Hove Fund' as a potential alternative source of funding for local projects.

12.7 Dee Simson stated that the Woodingdean Winter Resilience Plan had been finalised.

12.8 Dee Simson stated that Holy Cross Church was hosting Christmas lunches and dinners in December.

12.9 Janet Gearing stated that Sandhurst did not receive literature regarding updates to food waste collection.

ACTION – Harry Williams and Mikila Beck to investigate literature regarding food waste collection not being distributed to residents.

The meeting concluded at 7.32pm

Signed

Chair

Dated this

day of

