

BRIGHTON & HOVE CITY COUNCIL

HOUSING MANAGEMENT PANEL: NORTH AREA

6pm 10 MARCH 2026

HOUSING CENTRE, CONFERENCE ROOM, EASTERGATE ROAD, BN2 4QL

MINUTES

Councillors: Asaduzzaman (Chair) and Fowler.

Residents: Donna James (Co-chair), Barney Miller, Des Jones, Ian Beck, Emily James, Larry Hargrave, Heather Hayes, Paul Wright, Mitch Watkinson, Jenny Simmonds, Brighdelynne Stewart

Officers: Alice Morel, Harry Williams, Mikila Beck, Justine Harris, Chloe McLaughlin, Geof Gage, Tom Trigwell, Gabriel Tiranti, Michael Raywood

Press: Sarah Booker-Lewis

1 WELCOME, INTRODUCTIONS & APOLOGIES

1.1 Apologies were received from Councillor Mackey.

2 MINUTES & ACTIONS OF THE PREVIOUS MEETING

2.1 Barney Miller advised that they had been missed off the list of attendees for the previous meeting.

2.2 **RESOLVED:** That subject to the above amendment, the minutes of the previous meeting held on 18 November 2025 were agreed as a correct record.

3 BUDGET UPDATE

3.1 Martin Reid introduced the item and gave a verbal update.

3.2 In response to Ian Beck's question regarding the EDB budget, Martin Reid advised that no money has been cut and that as the reserves have been spent, the amount of money being carried over to the next year has been reduced.

3.3 Harry Williams thanked residents for taking part in the consultation on how to move forward with EDB and advised they are hoping to feedback on this at the end of the month.

3.4 Martin Reid commented on the success of the programme.

3.5 Donna James clarified that bids don't carry over to the next year, and anything outstanding will have to be applied for again.

- 3.6 Ian Beck gave positive feedback regarding the council's new approach to dealing with damp and mould and advised that the residents association is receiving less reports with issues.

4 HEALTH & SAFETY UPDATE

- 4.1 Martin Reid gave a verbal update, advising that the council is continuing to invest in health and safety for homes, e.g. electrical safety, testing, smoke detection, water safety, fire safety and damp and mould.
- 4.2 Martin advised they would bring back a briefing before next reporting to cabinet.

5 RESIDENT QUESTIONS, 2 & 3 STAR

- 5.1 Justine Harris introduced question N2.1, regarding the police and council working together better on ASB issues, and advised that representatives from the police and Allocations team were present at the meeting to answer questions from residents.
- 5.2 Mitch Watkinson raised resident concerns about lack of communication from the police and not having the opportunity to meet with the PCSOs.
- 5.3 Donna James raised that they would like further discussion on how the police, council and RAs can better support residents dealing with anti-social behaviour.
- 5.4 Barney Miller raised the importance of residents being kept informed regarding closure orders and bail conditions.
- 5.5 Harry Williams discussed the Task and Finish Group set up by Overview and Scrutiny Committee and how the learning from this will inform practice, including how to communicate better around anti-social behaviour.
- 5.6 Justine Harris discussed work being done on victim and witness standards and the increased resources within the Housing Service, including additional Complex Case and Tenancy Sustainment teams, and the introduction of Neighbourhood Officers.
- 5.7 Ian Beck discussed the positive impact a police presence has with regards to ASB and raised that secure entry systems for the blocks would help to stop ongoing issues.
- 5.8 In response to Donna James raising support for residents, Harry Williams discussed the importance of the role of residents associations in their local areas in flagging vulnerable residents, and that it would be useful to have residents' views on the changes the council is making.
- 5.9 Alice Morel gave an update regarding work on housing allocations and sensitive lets, the workshops they are planning with residents to better understand their experiences and rolling out processes that come from these.
- 5.10 In response to PCSOs raising that they have set up meetings for residents which haven't been attended, residents discussed how they can assist with sharing information.

- 5.11 Harry Williams advised that they can support this by sharing details of local PCSOs with residents.
- 5.12 In relation to question N2.3 regarding scheduled maintenance, Mikila Beck advised that residents' associations can be provided with a list of properties that have already been completed, along with the schedule of those still to be carried out.
- 5.13 In response to Jenny Simmonds' question regarding guttering, Mikia Beck confirmed that they will be looking at individual homes as well as blocks and these would be included in the schedule being provided to residents' associations.
- 5.14 Ian Beck raised that the regular maintenance is a good idea and seems to be preventing problems before they happen.
- 5.15 In relation to question N3.1 regarding communication from the council, Barney Miller discussed improvements and ongoing concerns on behalf of residents, including heavy-handed communications from gas services.
- 5.16 Mikila Beck advised they would raise the above with the gas contractor and asked for specific examples regarding communication breakdowns so they can track and learn from them.
- 5.17 In relation to question 3.2 regarding bins, street furniture and cars obstructing pavements, Ian Beck raised that this is an ongoing problem in Hollingdean.
- 5.18 Mitch Watkinson discussed the work they have been doing with Melissa Francis and other council officers with a view to implementing resident permits and a one-way system for bin collections. Mitch advised that it would be useful for the whole area to do a health and safety overview on this.
- 5.19 In response to Heather Hayes raising that council operatives have been parking on pavements, grass verges and in disabled bays, Mikila Beck advised that a general reminder can be sent out to the team and asked that residents call the helpdesk with registration numbers so they can raise it with specific individuals where needed.
- 5.20 Councillor Fowler advised that they had received an email which clarifies that any cars parking on verges where there are double yellows will be ticketed.
- 5.21 Councillor Fowler also informed the panel that they had spoken with Councillor Rowkins regarding bins on pavements and it was confirmed that work is still being done on this to try and get more letters out to residents.
- 5.22 PCSOs discussed the powers they have to seize certain vehicles where they are causing hazards and advised residents to report vehicles causing obstructions to 101.

6 BREAK**7 ESTATE INSPECTION UPDATE**

- 7.1 Justine Harris introduced the item and highlighted the successes of the new Neighbourhood Officer teams as set out in the report.

- 7.2 Jan from the Neighbourhood Officer team discussed the work they have been doing and can do in their area around ASB, safety issues, lighting and welfare checks for vulnerable residents.
- 7.3 Ian Beck gave positive feedback on his experience speaking to Neighbourhood Officers.
- 7.4 The Chair advised they had walked round with the neighbourhood officers and thanked them for their hard work.

8 STAR SURVEY RESULTS

- 8.1 Harry Williams introduced the item and gave an overview of the survey results, advising they will also be available in the next edition of Homing In.
- 8.2 In response to Donna James' question regarding where residents can keep providing feedback, Harry advised he would come back on this but they are more than welcome to send ideas directly.
- 8.3 Gabriel Tiranti advised they are happy to work with Donna on a space to feedback.
- 8.4 PCSOs raised that the more information they have, the more they can do and encouraged residents to report any incidents that happen as they come up.

9 CO-CHAIR ELECTION PROCESS UPDATE

- 9.1 Gabriel Tiranti gave an update and confirmed that the co-chair elections will take place at the June area panels.
- 9.2 Gabriel confirmed that any council tenant can stand for election and any group with an up-to-date AGM can vote in June.
- 9.3 It was advised that in July 2026 there will be a city-wide meeting of resident and councillor co-chairs where they will discuss onboarding, venues and the focus for the year.
- 9.4 In response to Donna James' question regarding whether the co-chair needed to be a new person or whether it can be a re-election, officers confirmed that it can be a re-election.

10 LPS UPDATES

- 10.1 Justine Harris introduced the item and gave a verbal update.
- 10.2 Justine handed out newsletters for residents covering feedback received during the consultation and discussed engagement with residents.
- 10.3 In response to Heather Hayes' question regarding whether tenants would remain in Brighton, Justine Harris advised that the council will be looking at all available options, including with residents who may want to move out of the city, with help to buy, like-for-like offers and support for moving.

10.4 Residents discussed the positive feedback they had heard in response to the engagement from the council.

10.5 Alice Morel discussed the system being set up in Allocations to track those moving out so they can support residents to return in the future if they wish to.

11 AREA PANEL DEVELOPMENT UPDATE

11.1 Harry Williams introduced the item.

11.2 Donna James commented that they are glad Community Engagement are setting up city-wide meetings for area panels.

11.3 Gabriel Tiranti discussed the introduction of pre-meets and the positive feedback received for these.

11.4 Harry Williams advised they are happy to receive further feedback and suggestions.

12 ANY OTHER BUSINESS, COMMUNITY NEWS & GOOD NEWS STORIES

12.1 In response to Ian Beck's question regarding homeless individuals being moved out of Brighton, Harry Williams discussed the increases in homelessness, complex needs and the need for temporary accommodation and advised that out of city placements may occur as a last resort.

12.2 Donna James noted that residents are feeling more listened to and involved, highlighting improved engagement, and suggested it would be useful to have more ward councillors present.

12.3 In response to Heather Hayes' question regarding whether the council encourage residents in larger properties to downsize, Alice Morel discussed that they do this where possible and provide financial support for those able to move to smaller properties, but are mindful that they are tenants homes.

12.4 In response to a question from Barney Miller, Martin Reid and Harry Williams discussed the council's programme of purchasing homes and funding temporary accommodation.

12.5 In response to a question from Ian Beck regarding a conversation with a homeless individual, Harry Williams discussed support for those who are homeless and advised they could circulate details of support outside the meeting.

12.6 In response to Brighdelynne Stewart raising that they had hoped to be involved in the walkaround with Councillor Muten, officers advised that this had not occurred yet and it would be picked up.

The meeting concluded at 8.00pm

Signed

Chair

Dated this

day of