

## Central Area Panel 17.03.2026

### Minutes

#### Attendees:

Cllrs: McLeay (Chair)

Residents: Emma Salcombe, Chris Vine, Rosemary Johnson, Pippin Boardman, Paul Lexly, Julia Whitfield, Phillip Faithful

Officers: Justine Harris, Martin Reid, Hannah Barker, Tom Trigwell, Mikila Beck, John Evans, Geof Gage, Francis Mitchell

Press: Sarah Booker-Lewis

#### 1 – Welcome, Introductions and Apologies

1. Apologies were received from Lee Catt, Tony Earshaw, Eileen Stuart, Cllr Shanks and Cllr Mackey.

#### 2 – Chair's Communications.

- 2.1 The Chair delivered a communication highlighting the importance of keeping the meeting respectful and solutions focused, as well as outlining the co-chair election process and inviting feedback.

#### 3 – Minutes and Actions of the Previous Meeting

- 3.1 The minutes were agreed as correct record.
- 3.2 Mikila Beck provided details regarding action C3.2 of the previous meeting, outlining the repairs conducted so far.
- 3.3 Emma Salcombe shared that repairs were ongoing as water was still tracking into Essex Place.
- 3.4 Emma Salcombe stated that the windows at Essex Place do not shut properly.
  - i. **ACTION** – Martin Reid to follow up with Emma Salcombe regarding windows at Essex Place.
- 3.5 Martin Reid provided an overview on the status of estate walkabouts.
- 3.6 Julia Whitfield stated that antisocial behaviour on their estate was not being dealt with adequately, citing instances of hard drug use.

#### 4 – Information Regarding Chairing Arrangements

4.1 Hannah Barker introduced this item and provided information on future Area Panel reviews and stated the need to realign the resident and Cllr co-chair elections in order for them to be simultaneous.

4.2 Hannah Barker stated that information would be shared regarding voting and candidate eligibility.

#### 5 – Resident Questions

5.1 C2.1 – Martin Reid stated the importance of fire safety and invited residents to contact officers regarding any concerns.

5.2 Emma Salcombe was informed that Rose Court had received gas and fire assessments.

5.3 Emma Salcombe requested details of fire safety checks.

- i. **ACTION** – Martin Reid to provide Emma Salcombe with confirmation that fire safety checks were conducted.

5.4 The Chair stated that another fire check should be conducted.

- i. **ACTION** – Martin Reid to ascertain whether another fire-check is necessary.

5.5 C3.2 – Rosemary Johnson requested copies of policies mentioned in this action.

- i. **ACTION** – Justine Harris to provide Rosemary Johnson with requested policies.

5.6 Emma Salcombe requested more information regarding whether an officer is removed from cases where a complaint is received regarding that particular officer.

5.7 Chris Vine stated that windows at Essex Place were often left open due to corrosion on the aluminium window frames.

5.8 CA2 – Emma Salcombe stated that while Benjamin Tedder had done an excellent job, Cllr Muten had not been in touch as stated.

5.9 Emma Salcombe requested a response from Cllr Muten.

- 5.10 C3.3 – Julia Whitfield stated that ASB offenders can stop offending for a period of time in order to ‘cool off’ and be removed from watchlists.
- 5.11 John Evans stated that repeated patterns of ASB would be investigated by the Council.
- i. **ACTION** – John Evans to follow up with Julia Whitfield regarding issues of ASB.
- 5.12 Rosemary Johnson raised concerns regarding reporting and retention of ASB reports.
- 5.13 The Chair suggested that residents consider copying relevant Councillors into emails for officers.
- 5.14 Rosemary Johnson suggested photocopying correspondence before sending it to the Council.
- 5.15 Emma Salcombe stated that Customer Services was often unable to identify the appropriate department to relay information to and suggested a more holistic approach to customer services.
- 5.16 W3.4 Rosemary Johnson stated that the response provided to this question could potentially amount to discrimination as barriers to computer use cannot be resolved by training when the barrier is caused by disability.
- 5.17 Rosemary Johnson stated that the response highlighted a general issue in the Council’s wider approach to resident communications.
- 5.18 Mikila Beck stated that similar feedback was received regarding repairs customer services.
- 5.19 Rosemary Johnson stated that there was a lack of continuity planning for instances when an individual officer was unavailable and questioned the need for better continuity planning.
- 5.20 Emma Salcombe was informed that Mears operate out-of-hours repairs phonelines, but that repairs operatives were employed by the Council.

6 – Break

7 – Star Results Survey

7.1 Justine Harris introduced this item and stated that the survey would be conducted annually. Justine Harris shared that the survey had received over 1000 responses with 71% of respondents indicating satisfaction with housing services and iterated the importance of continual improvement within housing services.

7.2 Justine Harris stated that more information regarding the survey would be included in 'Homing In'.

7.3 Emma Salcombe was informed that all respondents were Council tenants.

7.4 Martin Reid stated that approximately 10% of Council tenants responded to the survey.

7.5 Rosemary Johnson questioned whether a survey would be made for leaseholders and was informed that this would be the case.

## 8 – Terms of Reference Updates

8.1 Item not heard – to be brought to future meeting.

## 9 – Allocations / Sensitive Lets Workshops

9.1 Justine Harris introduced this item and stated the need to make processes clearer regarding sensitive lets and housing allocations.

9.2 Justine Harris stated that Housing and Tenancy Services would be working with Community Engagement to involve residents in the development of a more transparent process.

9.3 Emma Salcombe was informed that workshop timetables would be announced following meetings with Community Engagement before the end of April.

## 10 – LPS Updates

10.1 Justine Harris provided an overview of this item, stating that residents in LPS blocks would receive newsletters regarding the status of their block.

10.2 Justine Harris stated that Cabinet would be making the decision on whether or not to demolish LPS blocks.

- 10.3 Justine Harris stated that notices of demolition were valid for 7 years and outlined the points of contact for residents in LPS blocks.
- 10.4 Chris Vine was informed that leaseholders in LPS blocks had been contacted separately.
- 10.5 Martin Reid stated that property evaluation for leaseholders in LPS blocks was conducted independently.
- 10.6 Emma Salcombe questioned whether the same number of homes would be built as the number that would be demolished, citing concerns regarding a net loss in homes within the city.
- 10.7 Martin Reid outlined the role and responsibilities of waking-watch officers, further stating that they also prevent individuals bringing unsafe electric scooters into tower blocks.
- 10.8 Mikila Beck suggested that residents note the times of incidents occurring so that security officers could be notified.
- 10.9 Emma Salcombe requested further information regarding the newbuild on Eastern Road.  
i. ACTION – Martin Reid to provide Emma Salcombe with information regarding newbuild on Eastern Road.

## 11 – Regulatory Judgement

- 11.1 Martin Reid provided an overview of this item.

## 12 – Any Other Business

- 12.1 Rosemary Johnson provided details for a leaseholder event at Hove Town Hall.
- 12.2 Julia Whitfield thanked the Community Engagement team for their assistance with allotments.
- 12.3 Emma Salcombe provided details of resident only meetings.
- 12.4 Rosemary Johnson shared details of the Craven Vale Easter celebration and invited attendees to attend.

The meeting concluded at 20:08.