

BRIGHTON & HOVE CITY COUNCIL

HOUSING MANAGEMENT PANEL: NORTH AREA

2.00pm 9 JUNE 2026

THE SKEP, MANOR HOUSE, MOULSECOOMB PLACE, LEWES ROAD, BRIGHTON & HOVE, BN2 4GA

MINUTES

Councillors: Asaduzzaman (co-Chair), & Alexander

Residents: Donna James (co-Chair), Barney Miller, Ian Beck, Des Jones, Heather Hayes, Theresa Mackey & Michael Creedy.

Officers: Gabriel Tiranti, Tom Trigwell, Harry Williams, Mikila Beck, Sam Crick, Justine Harris, Chloe McLaughlin, Martin Reid, Hannah Barker, Michael Raywood, Stephen Wraige, David Young, Stephan Scheiner & Marie Button.

Press: Sarah Booker-Lewis

1 CO-CHAIR ELECTION PROCESS

- 1.1 **RESOLVED:** Donna James was elected resident co-chair for the year 2026-27.
- 1.2 **RESOLVED:** Councillor Asaduzzaman was elected councillor co-chair for the year 2026-27.

2 WELCOME, INTRODUCTIONS & APOLOGIES

- 2.1 There were no apologies.

3 MINUTES & ACTIONS OF THE PREVIOUS MEETING

- 3.1 **RESOLVED:** The minutes of the previous meeting held on 10 March 2026 were agreed as a correct record.
- 3.2 The Chair read through the responses provided for the actions from the previous meeting.
- 3.3 In relation to action NA2, regarding the gutter clearance schedule, Mikila Beck advised that this will be on the website and can be sent out on request.

ACTION: Mikila Beck to get the residents' associations mailing list from Community Engagement and send out the gutter clearance schedule.

- 3.4 Stephan Scheiner introduced themselves as the new Head of Housing Safety & Regulatory Compliance.

- 3.5 In relation to action NA5, regarding operatives not parking on verges or in disabled bays, Mikila Beck asked residents to contact the council with specific examples when this occurs.
- 3.6 In relation to action NA6, regarding blocked drains at Southmount, it was confirmed by officers that the works have been booked in for 25 June 2026.

ACTION: Mikila Beck to remind gardening operatives not to park in disabled parking bays.

- 3.7 In relation to action NA7, regarding resident feedback, Harry Williams gave an overview of where residents have provided feedback over the last 12 months and future opportunities for this.
- 3.8 In relation to action NA9, regarding Councillor Muten attending a walkaround, Martin Reid confirmed they have emailed Councillor Muten and Charles Field to chase.

4 RESIDENTS QUESTIONS, 2 & 3 STAR

- 4.1 In relation to question N2.1, regarding the new parking scheme in Hollingdean, Ian Beck talked through their experience of the new scheme and issues raised by other residents.
- 4.2 The Chair suggested Ian help residents to provide their feedback on the scheme to the council.
- 4.3 Des Jones raised that the response to the question states that officers would meet with resident representatives so feedback can be given.

ACTION: Harry Williams/Martin Reid to share the minutes of this meeting with Parking Services and request a site visit to Hollingdean to review issues caused by the new parking scheme.

- 4.4 In relation to question N3.1, regarding noise problems in converted properties, Ian Beck raised concerns that the installation of hard flooring in flats is contributing to increased noise disturbance and complaints from residents.
- 4.5 Martin Reid raised that these issues are dealt with on a case-by-case basis and they can discuss specific cases with residents outside of the meeting.

5 HOARDING AWARENESS

- 5.1 Stephen Wraige presented the item.
- 5.2 In response to the Chair's question regarding whether there is a resident representative on the scrutiny panel, Justine Harris confirmed that there isn't but thanked the Chair for the feedback regarding the operation of it.

6 ENVIRONMENTAL SERVICES UPDATE

- 6.1 David Young asked for questions from the panel.

- 6.2 Barney Miller raised ongoing issues with missed recycling and food waste collections at Sylvan Hall and that nothing is done when the issues are reported. Barney suggested relocating the collection point to the front of the lower section of Sylvan Hall to improve access for collection vehicles and support weekly collections, and offered to show officers the proposed location.

ACTION: David Young to look into waste and recycling collection issues at Sylvan Hall, including the twice-weekly collections not taking place as stated on the website, and missed food collections caused by a build-up of uncollected glass recycling.

- 6.3 The Chair raised that some of the information on the website is inconsistent or incorrect.

ACTION: David Young to look at into inconsistencies and incorrect information about collections being displayed on the website.

- 6.4 Ian Beck reported that waste collections in Hollingdean have been generally good, with only one missed collection since the scheme began, but expressed concern that moving to fortnightly collections could cause issues as bins are usually full by the end of the week.
- 6.5 David Young advised that the option of fortnightly collections for kerbside properties is currently being analysed alongside recycling arrangements, and that communal collections would be considered separately.
- 6.6 In response to a question from Des Jones about contaminated recycling, David Young explained that the process for dealing with contaminated recycling would remain unchanged, with contaminated loads treated as refuse and cleared by refuse crews and noted that these operational arrangements are still being worked through.

7 HOUSING PERFORMANCE REPORT, ANNUAL ROUND-UP 2025-26

- 7.1 Barney Miller queried the reporting on routine repairs taking place within 28 days, noting that while the report stated performance had improved, the graph appeared to show a decline. He also noted that average completion times remained above 40 days and raised that this may be an example of information not being clear.
- 7.2 Martin Reid discussed that average repair times can increase as older outstanding repairs are completed alongside new repairs, and advised they could review the way the data is presented.

8 HEALTH & SAFETY COMPLIANCE UPDATE

- 8.1 Martin Reid presented the item.
- 8.2 Martin Reid provided an update on housing compliance, noting improvements across almost all areas, with 96% of homes now within the five-year testing cycle and strong performance in fire, water, electrical and smoke safety compliance. Martin highlighted that work is ongoing to manage increased demand following Awaab's Law, reduce outstanding repairs, and deliver the Housing Improvement Plan to strengthen resident engagement and support the council's ambition to become a great landlord.

- 8.3 Barney Miller asked where residents' associations can find out information about the preventative maintenance programme.

ACTION: Martin Reid to send details of the preventative maintenance programme out to residents' associations.

- 8.4 Martin Reid noted residents' concerns regarding major works at Sylvan Hall and the need for planned preventative maintenance, acknowledging that while not all costs can be avoided, residents should be reassured that unnecessary costs are not being incurred.
- 8.5 Ian Beck commented that damp and mould remain an issue in Hollingdean, but residents he has spoken to are happy to use the repairs hotline and are satisfied with the council's prompt response to reported issues.
- 8.6 In response to Michael Creedy raising the door upgrades at Elwyn Jones Court, Martin Reid advised that the council continues to undertake fire safety work, including maintaining compartmentation, upgrading fire doors where necessary, and delivering a preventative fire safety programme.
- 8.7 In response to Heather Hayes raising issues regarding overcrowding and damp issues affecting families in council homes, Martin Reid advised that the council had exceeded its targets for acquiring and building new homes over the past year, including the purchase of 118 former council properties, with these homes being allocated to families on the housing waiting list.

9 HOUSING UPDATES

- 9.1 Martin Reid gave an update on asset management, including investment plans, the asset management strategy review, and upcoming stock condition surveys.
- 9.2 Hannah Barker gave an update regarding resident engagement, including planned meetings with Area Panel representatives, tenant associations, and the wider review of resident involvement and panel arrangements.
- 9.3 Mikila Beck and Sam Crick provided an update on the Repairs Steering Group, with the first meeting scheduled for 24 June. The group will take a tenant-led approach to reviewing the repairs service and identifying areas for improvement.
- 9.4 In response to a question from Barney Miller regarding the Task & Finish Group on sensitive lets, Harry Williams confirmed that this should still be going ahead and discussed ongoing panels and other engagement work taking place.

ACTION: Harry Williams/Community Engagement to collate and distribute a list of panels where the council is seeking tenant engagement.

- 9.5 Harry Williams provided an update on resident engagement activity, including Area Panels, the Allocations Working Group and the Repairs Scrutiny Group. Harry advised that reviews of panel arrangements and terms of reference were underway, with a focus on strengthening resident engagement and using feedback from

residents and tenant representatives to improve services and increase satisfaction levels.

- 9.6 Harry Williams gave an update on LPS engagement, including assessments with residents, rehousing discussions and tailored one-to-one support, with initial work focused on St James' House, followed by Nettleton and Dudeney.
- 9.7 Hannah Barker gave an update on the resident-led group which emerged from the city-wide tenants' day which is focusing on tenant engagement and empowerment. Hannah noted that further work will be done to clarify the group's purpose, make-up, and how it will fit alongside other resident involvement groups.
- 9.8 In response to Ian Beck's question about whether tenants in LPS blocks would be rehoused in Brighton & Hove, Harry Williams confirmed that residents would be offered a choice of rehousing options, including another home within the city, exercising their right to return at a later date, or relocating elsewhere if they preferred.

10 PCSO UPDATE

- 10.1 Michael Raywood introduced the item.
- 10.2 The Chair and Theresa Mackey raised that the Neighbourhood Officers had not been in touch with the residents' associations at Highcroft Lodge or Bates Estate.

ACTION: Michael Raywood to check that Neighbourhood Officers have been in touch with PCSOs and residents' associations at Highcroft Lodge and Bates Estate.

11 ANY OTHER BUSINESS

- 11.1 In response to Barney Miller's query regarding the provision of compostable liners for food waste caddies and the cost of purchasing additional liners, the Chair and officers advised that they are not needed and the caddies can be used without them.
- 11.2 In response to Michael Creedy's update on the Supported Housing Lived Experience Group, Harry Williams advised that the Supported Housing Strategy is currently being developed to review a range of housing needs, including residential care, supported accommodation, refuges and seniors' housing. Members with relevant lived experience were encouraged to contribute to the development of the strategy.

ACTION: Harry Williams to send details of how residents can contribute to the Supported Housing Strategy.

- 11.3 Ian Beck raised concerns about EDB funding, noting that allocations at the start of the financial year appeared lower than in previous years and that some areas had exhausted their funding early in the year.
- 11.4 The Chair and Gabriel Tiranti clarified that the EDB budget had not been reduced, but that previous reserves had been spent and were no longer available to supplement allocations. Gabriel advised that options to increase available funding in future years, including through social value initiatives, were being explored.

12 QUARTERLY EDB REPORT

13 ENVIRONMENTAL IMPROVEMENTS BUDGET QUARTERLY REPORT

The meeting concluded at 4.04pm

Signed

Chair

Dated this

day of