

**BRIGHTON AND HOVE CITY COUNCIL
CENTRAL HOUSING AREA PANEL 16.06.26
MINUTES**

Attendees:

Councillors: Shanks, Mackey, Thomson,

Residents: Emma Salcombe, Phillip Faithful, Chris Vine, Rosemary Johnson, Eileen Stewart, Pippin Boardman, Natasha,

Officers: Geof Gage, Justine Harris, Harry Williams, Tom Trigwell, Hannah Barker, Sam Crick, Stefan Scheiner, Francis Mitchell,

Press: Sarah Booker-Lewis,

1 – Election

Cllr Nominations: McLeay and Mackey

Resident Nominations: Phillip Faithful and Emma Salcombe.

1.1 Harry Williams introduced the item.

1.2 Hannah Barker stated that the resident co-chair candidates were Phillip Faithful and Emma Salcombe.

1.3 Phillip Faithful and Emma Salcombe both read a statement respectively, providing an overview of their experiences and stating why they believed they should be elected as resident co-chair for the 2026-27 period.

1.4 Rosemary Johnson stated that Lee Catt had sent a note to be read at the start of this item.

1.5 Rosemary Johnson stated that were unfortunate circumstances regarding Lee Catt's departure as Chair.

1.6 Residents noted that Lee Catt's wording had not been provided at the meeting.

1.7 Emma Salcombe stated that Lee Catt's notes could be sent to residents and read at the next resident only meeting.

- 1.8 Rosemary Johnson moved that Lee Catt be re-elected resident co-chair.
- 1.9 Attendees agreed that Lee Catt would not be nominated as a candidate as they were not present.
- 1.10 Hannah Barker listed those eligible to vote in the election of co-chair.
- 1.11 Emma Salcombe was elected as resident co-chair by 3 votes to 1.
- 1.12 Councillor Shanks (on behalf of Councillor McLeay) and Councillor Mackey both read a statement, providing an overview of their experiences and stating why they believed they should be elected as Councillor co-chair for the 2026-27 period.
- 1.13 Councillor McLeay was re-elected as Councillor co-chair by 4 votes to 2.

2 – Welcome, Introduction and Apologies

- 2.1 Apologies from Cllr McLeay, Linda King, Lee Catt, Martin Cunningham,

3 – Minutes and Actions of the Previous Meeting

- 3.1 Rosemary Johnson stated that item 5.6 should have an associated action. Emma Salcombe stated that this was not required.
- 3.2 Rosemary Johnson queried item 5.19 and requested an update.
- 3.3 Emma Salcombe stated that Cllr Muten had not replied regarding item 5.8.
- 3.4 Emma Salcombe highlighted concerns regarding parking at Essex Place.
a. **ACTION** – Martin Reid to contact Cllr Muten regarding this.
- 3.5 The minutes were agreed as correct record.
- 3.6 Emma Salcombe read through each of the actions and provided opportunity for residents to respond.
- 3.7 C3.2 Rosemary Johnson confirmed that they had received paperwork for this.

4 – Resident Questions

Emma Salcombe introduced the item.

4.1 C2.1

Geof Gage stated that this was being progressed but that no specific update was available at present.

4.2 Chris Vine stated that laundry machines were not being regularly serviced.

4.3 C2.2

Eileen Stewart stated that they did not feel that senior residents were not proportionally represented at HAP.

4.4 Eileen Stewart suggested that senior residents either be invited to HAP's, or a separate group be established for seniors.

4.5 Harry Williams stated that it was important for senior residents to be included, and agreed with Eileen Stewart. Harry Williams stated that they would look into a way forward.

- a. **ACTION** – Harry Williams to contact Eileen Stewart regarding engagement for senior residents.

4.6 C3.1

Eileen Stewart stated that there was only one washing machine and two driers in operation on their estate.

4.7 C3.2

Martin Reid provided an update on the laundry review, stating that an update would be made available within the coming weeks.

4.8 C3.3

Pippin Boardman provided an overview of the Crystal Mark 'plain English' accessibility scheme.

4.9 Justine Harris stated that they had liaised with the communications department regarding this.

4.10 C3.4

Hannah Barker read the response to this question and stated that an update would be made available by the end of July 2026.

4.11 C3.5

Harry Williams read the response to this question.

- 4.12 Rosemary Johnson clarified that leaseholder representatives would also be involved.
- 4.13 Chris Vine stated that non-resident leaseholders could not attend leaseholder only meetings.
- 4.14 Hannah Barker provided an overview of membership and participation from the HAP ToR.
- 4.15 Cllr Mackey questioned whether the 30-minute Councillor drop-in sessions prior to HAP's were being utilized.
- 4.16 Emma Salcombe stated that attendees of resident only meetings are made aware of Councillor drop-ins.
- 4.17 Emma Salcombe noted that Tom Trigwell and Francis Mitchell inform residents via paperwork of Councillor drop-ins.
- 4.18 Hannah Barker stated that the intention of Cllr drop-ins prior to HAP's was not for the larger community to attend, but specifically for HAP attendees to raise individual issues.
- 4.19 E3.1
- 4.20 Rosemary Johnson stated that food-waste bins were not of a high quality.
- 4.21 Rosemary Johnson was informed by Martin Reid that Melissa Francis could attend a future HAP meeting to explain food-waste disposal.
- a. **ACTION** – Martin Reid to invite Melissa Francis to attend a future HAP meeting.
- 4.22 E3.2
- Rosemary Johnson stated that Council workers did not know how to set up accessibility features on computer systems.
- 4.23 Emma Salcombe questioned whether computers in public libraries were accessible for disabled / visually impaired individuals.
- a. **ACTION** – Harry Williams to investigate whether computers in public buildings (libraries, community centres ETC) were able to be made accessible for individuals with accessibility issues.

4.24 E3.3

Rosemary Johnson was informed that this referred to responsive maintenance.

5 – Annual Housing Performance Report

5.1 Martin Reid and Harry Williams delivered the report for this item.

5.2 Cllr Shanks was informed of the distribution of the supply of right to buy Council homes.

5.3 Cllr Shanks suggested providing a net figure for the number of Council Homes purchased.

5.4 Martin Reid provided an overview of EPCC compliance.

5.5 Martin Reid stated that most Council stock was rated C for EPCC.

5.6 Martin Reid stated that RTB increased briefly before rules changed. Martin Reid stated that Central Government changed RTB rules as a matter of policy.

6 – Break

7 – Health and Safety Report

7.1 Martin Reid delivered the report for this item.

7.2 Martin Reid provided overview of regulatory judgement and outlined areas of compliance improvement.

7.3 Chris Vine was informed that leaseholder properties were not included in this.

7.4 Martin Reid stated that communal areas were included in this.

7.5 Martin Reid stated that there were 46 high rise blocks in the city.

7.6 Emma Salcombe questioned whether leaseholders could be included under the same regulations as Council tenants.

7.7 Martin Reid stated that while the Council works with leaseholders, there were different responsibilities associated with leaseholders vs Council tenants.

7.8 Emma Salcombe stated that leaseholders did not require annual compliance checks.

7.9 Martin Reid outlined the key differences and responsibilities of leaseholders vs tenants.

7.10 Rosemary Johnson stated that leaseholders who are landlords must abide by regulations.

8 – Hoarding Awareness Report

8.1 Justine Harris delivered the report for this item.

8.2 Stefan Scheiner stated that residents should contact the customer service helpdesk with concerns regarding hoarding.

8.3 Stefan Scheiner stated that responses were trauma informed.

8.4 Stefan Scheiner provided a brief overview of how hoarding is managed in the city.

8.5 Emma Salcombe provided an overview of the intricacies and sensitivities of supporting residents who are hoarding.

8.6 Stefan Scheiner stated that the Adult Social Care team may also be able to support with hoarding.

8.7 Harry Williams stated that there was work to be done in empowering and informing tenant and resident associations in terms of how to support those with hoarding issues.

8.8 Emma Salcombe stated that there were different types of hoarding.

8.9 Cllr Shanks was informed that between 2-5% of the population are estimated to hoard, Stefan Scheiner stated that this would equate to between 250-600 residents in the city.

8.10 Stefan Scheiner stated that despite hoarding being related to mental wellbeing, there was often not clear treatment pathways.

- 8.11 Eileen Stewart was informed that estate staff were able to report incidents of hoarding with the consent of the individual who was hoarding.
- 8.12 Stefan Scheiner stated that this would be referred to the Tenancy Sustainment team.
- 8.13 Stefan Scheiner stated that hoarding was an issue for the Tenancy Sustainment team as it can instigate health and safety concerns.

9 – Positive Community News

- 9.1 Rosemary Johnson stated that the Craven Vale summer fair would be taking place on Saturday July 25th and invited attendees.
- 9.2 Rosemary Johnson provided details of the next Rottingdean Theatre production.
- 9.3 Emma Salcombe praised Mikila Beck, 'Mic' and their team in their response to a burst mains pipe at Essex Place.
- 9.4 Emma Salcombe provided details of the East Area Residents Only Meeting – Essex Place, 2nd July at 7pm.

10 – AOB

- 10.1 Eileen Stewart questioned whether E-Bikes were health and safety compliant, and whether individual E-Bikes could be safety tested.
- a. **ACTION** – Martin Reid / Stefan Scheiner to contact Eileen Stewart regarding fire safety advice for E-Bikes, and a potential home-safety visit.
- 10.2 Martin Reid stated that E-Bikes were not allowed in LPS blocks.
- 10.3 Martin Reid emphasized that the decision on E-Bikes ultimately came down to the fire service.
- 10.4 Chris Vine stated that there were E-Bikes on the 16th floor of Essex Place.
- 10.5 Chris Vine stated that responsible E-Bike owners have their bicycles serviced annually.

10.6 Martin Reid suggested a broad conversation about fire-safety and suggested a separate meeting focused on the topic.

10.7 Chris Vine stated that Essex Place was looking into a way for residents to store their electric vehicles outside of the estate.

10.8 Emma Salcombe questioned whether a bike rack could be installed at Essex Place.

- a. **ACTION** – Martin Reid to contact Emma Salcombe regarding bike rack at Essex Place.

Concluded 16:00.