

**BRIGHTON AND HOVE CITY COUNCIL
WEST HOUSING AREA PANEL 17.06.26
MINUTES**

Attendees:

Councillors: Miller, Hewitt, Sykes, Bagtho, Parrott,

Residents: Malcolm Campbell (Chair), Miriam Briault, Alison Gray, Anne Tizzard, Helen Jardine-Hodges, Alex,

Officers: Mikila Beck, Justine Harris, Chloe McLoughlin, Hannah Barker, Martin Reid, Stephan Scheiner, Geof Gage, Frankie Mitchell

Press: Sarah Booker-Lewis

1 – Election

Cllr Nominees: Grimshaw and Miller

Resident Nominees: Malcolm Campbell

1.1 Hannah Barker stated that there was a new residents association in the West Area.

1.2 Malcom Campbell gave some words outlining his experiences working with the Council and within the area as a community representative and stated that residents are free to approach him on a one-to-one basis in confidence.

1.3 Malcom Campbell was re-elected as councillor co-chair of West HAP.

1.4 Councillor Miller was elected as the councillor co-chair of West HAP.

2 – Welcome, Introduction and Apologies

2.1 Apologies were received from Patt Weller.

3 – Minutes and Actions

3.1 The minutes of the previous meeting were not agreed as correct record.

3.2 Alison Gray was informed that a copy of the recording of the previous meeting would be made available pending agreement from Democratic Services.

3.3 WA2 -

Cllr Miller stated that this was a meeting of all of the residents of the Goldstone Estate.

3.4 Cllr Miller stated the meeting occurred.

3.5 Helen Jardine-Hodges stated that the meeting did not occur.

3.6 Alison Gray raised concerns regarding a resident being removed from the meeting.

3.7 Cllr Miller stated that the meeting was abandoned.

3.8 WA3 –

Justine Harris stated that the general issue of digital inclusion would be covered during the meeting.

3.9 WA4 –

Malcom Campbell stated that residents would be in favour of an item being brought to a future meeting regarding digital inclusion.

3.10 Malcom Campbell outlined concerns regarding digital exclusion and provided examples of the experiences of those who feel that they had been digitally excluded.

3.11 Harry Williams stated that this could be discussed at the next agenda setting meeting.

a. **ACTION** – Harry Williams to address digital exclusion at the next agenda setting meeting.

3.12 Alison Gray stated that an area panel 'pre-meet' only occurred once before and questioned whether these had been abandoned by Community Engagement.

3.13 Hannah Barker stated that a conversation would be had regarding whether it would be useful for residents to have an area panel pre-meet.

- 3.14 Hannah Barker stated that a meeting of co-chairs would occur in July, and suggested that the issue could be raised at that time.
- 3.15 Malcom Campbell conducted a show of hands for those who would be interested in area panel pre-meetings; four residents stated initial interest.
- 3.16 Helen Jardine-Hodges stated that area panel pre-meetings would be limited in their efficacy.
- 3.17 Alison Gray stated that a pre-meet would provide the opportunity for residents to have scope of issues before the time of the meeting.
- 3.18 Alison Gray raised concerns that residents are being excluded by officers and stated that pre-meets may help to resolve this.
- 3.19 Cllr Miller suggested that Councillors also attend pre-meets.
- 3.20 Cllr Miller suggested that pre-meetings be held without officers.
- 3.21 Alex, Malcom and Alison stated that this would be positive.
- 3.22 Harry Williams provided an overview of resident only, chairs meetings and agenda setting meetings before HAP.
- 3.23 WA6 –
Helen Jardine-Hodges stated that they had met with Harry Williams, Justine Harris and Gab Tiranti regarding this.
- 3.24 Helen Jardine-Hodges raised concerns regarding them being not included within the most recent round of EDB quick-bids.
- 3.25 Helen Jardine-Hodges stated that information regarding EDB bids was not available online.
- 3.26 Alison Gray and Helen Jardine-Hodges stated that they were not notified about the date of the EDB meeting.
- 3.27 Alison Gray stated concerns that residents were not included in conversations and discussions relating to EDB.

- 3.28 Alison Gray stated that other areas of the city were spending the west areas EDB funds.
- 3.29 Alison Gray stated that the west area was being deliberately excluded from EDB bids.
- 3.30 Justine Harris stated that a review was being conducted, and that a body of work would be carried out with residents to amend the concerns raised.
- 3.31 Malcom Campbell agreed that work would need to be done regarding EDB bids.
- 3.32 Helen Jardine-Hodges stated that they had missed the opportunity to review EDB spending in the west.
- 3.33 Helen Jardine-Hodges stated that their resident association had not received formal acknowledgement from the Council that they existed.
- 3.34 Alison Gray stated that all EDB panels should be postponed until further notice until the issue of EDB membership was resolved.
- 3.35 Malcom Campbell questioned whether suspension of EDB panels would be practical.
- 3.36 Cllr Miller suggested that while the issue was being resolved, the west area EDB process be suspended.
- 3.37 Cllr Miller questioned why Councillors were not notified of the EDB process.
- 3.38 Harry Williams stated that they would suggest against seeking to pause/postpone the EDB process.
- 3.39 Harry Williams stated that they would outline the EDB timetable.
a. **ACTION** – Harry Williams to outline EDB timetable.
- 3.40 Harry Williams outlined the importance of residents being involved in the EDB spend of their area.
- 3.41 Anne Tizzard stated that Cllrs were previously involved in EDB bids.

- 3.42 Cllr Miller requested that Councillors be present as observers of EDB bids.
- 3.43 Malcom Campbell agreed with Cllr Miller.
- 3.44 Alison Gray raised concerns regarding EDB bids being spent on seated exercise classes.
- 3.45 Alison Gray stated that EDB guideline documents are not dated, and raised concerns that they may be out of date.
- 3.46 Alison Gray questioned when EDB rules were changed, who changed them, what consultation took place, and which officers were involved.
- 3.47 Alison Gray stated that EDB bids were not democratic, and the way that they were being handled was not acceptable.
- 3.48 Alison Gray stated their wishes that EDB panels be suspended until it is determined who attends the panels, who decides on the panels, why west area representatives had been removed from the panels and what EDB money was being spent on.

4 – Resident Questions

- 4.1 Malcom Campbell read each response in turn and asked residents if the reply was satisfactory.
- 4.2 Cllr Miller requested that estate inspection timetables be shared with Councillors so that Councillors can attend.
- 4.3 W2.2
Chloe McLoughlin provided a verbal update, stating that a surveyor visited the estate and that the bike shed belonged to the Council.
- 4.4 Chloe McLaughlin stated that an EDB would be submitted to refit the bike shed.
- 4.5 W2.3
Helen Jardine-Hodges stated that repairs were 'shoddy', not up to standard, and questioned why the Council decided to lay concrete rather than replace existing paving slabs.

- 4.6 Helen Jardine-Hodges criticised the quality of the concrete that was laid.
- 4.7 Helen Jardine-Hodges stated that they would raise concerns regarding concrete outside of the meeting.
- 4.8 W2.4
Murial Briault stated that they were not involved in this discussion as they do not live on the estate.
- 4.9 Alison Gray listed their concerns regarding the quality of the pavement and public highway on the estate, stating that bushes were overgrown and posed a hazard to pedestrians.
- 4.10 Alison Gray stated that residents were throwing bread from Livingstone House.
- 4.11 Alison Gray stated that residents were litter picking their areas and criticised the Council for not acting on littering in general.
- 4.12 Alex stated that their agreement with Alison Gray and stated that Clarendon Road, Sackville Road and Conway Court had issues with littering.
- 4.13 Cllr Miller stated that there was high footfall in the area and questioned why there weren't more cleaners in the area.
- 4.14 Cllr Miller stated that street cleaning resource and questioned why this had not been done.
- 4.15 Cllr Miller stated that littering had increased during term-time.
- 4.16 Helen Jardine-Hodges stated that the area near the bus garage on Conway Court was frequently littered as there were no public bins in the area.
- 4.17 Alex stated that while there were previously bins in the area, they had since been removed and questioned why this was the case.
- 4.18 Alex questioned who owned the pavements in the area.
- 4.19 Helen Jardine-Hodges stated that people generally have more respect for an area when the area is well presented.

4.20 W3.3

Malcom Campbell stated that this should be resolved through the use of choice lettings, allowing residents to move to the general area and type of accommodation that they are comfortable with.

4.21 Helen Jardine-Hodges stated that due to a recent passing, they had also felt under pressure to move into a property of a smaller size.

4.22 Helen Jardine-Hodges stated that the Council had not been sympathetic to their circumstances, stating that they were expected to give up their garage.

4.23 Helen Jardine-Hodges stated their discomfort dealing with the Council through such sensitive circumstances.

4.24 Malcom Campbell stated that, in their view, tenants dealing with such sensitive circumstances should be supported by an independent welfare officer.

4.25 Malcom Campbell expressed that residents, particularly the layperson, required individual support and representation with such matters.

4.26 Alison and Alex agreed with Malcom Campbell.

- a. **ACTION** - Harry Williams to follow up with Helen Jardine-Hodges regarding their individual circumstance.

5 – Break

6 – Performance Update Report

6.1 Martin Reid and Harry Williams presented the report for this item.

6.2 There were no questions.

7 – Health and Safety and Hoarding Update

7.1 Stephen Wraige presented the report for this item.

7.2 Alison Gray stated that the adult social care team cleaned her flat without her being consulted while she was in hospital.

- 7.3 Alison Gray stated that the social care team piled up her belongings and blocked her hallway and lounge.
- 7.4 Alison Gray stated that when she got home from hospital, she was not well enough to clean after the adult social care team and questioned what solution could be provided for this.
- 7.5 Stephen Wraige stated that a tenancy sustainment officer might be able to assist Alison Gray.
- a. **ACTION** – Stephen Wraige to contact Alison Gray regarding tenancy sustainment support to assist with the clear up made by the social care team.
- 7.6 Harry Williams provided details of the tenant celebration day.
- 7.7 Cllr Miller requested that Cllrs be invited to the tenant celebration day.
- 7.8 Martin Reid provided a verbal update on health and safety compliance.
- 7.9 Helen Jardine-Hodges stated that although new fire signage was provided on their estate, plastering was flaking behind the sign.
- a. **ACTION** – Martin Reid / Stephan Scheiner to follow up with Helen Jardine-Hodges regarding plaster on their estate.

8- Tenant Involvement Discussion

- 8.1 Harry Williams presented this item.
- 8.2 Malcom Campbell stated that a well-researched and considered approach was preferable to a knee-jerk response, and that an end-of-year date was set for resolving the issue.
- 8.3 Alison Gray stated that Anne Tizzard did not know anything about EDB bids made from their estate.
- 8.4 Alison Gray raised concerns that Community Engagement were fraudulently putting EDB bids through under the name of specific tenants associations.
- 8.5 Alison Gray suggested suspending EDB bids until the issue was resolved.
- 8.6 Alison Gray stated that quick bids were being granted without consultation.

8.7 Helen Jardine-Hodges stated that the King Alfred Leisure Centre already provided seated exercise classes and questioned why an EDB bid was accepted for seated exercise classes on their estate.

9 – Positive Community News

9.1 This item was taken with AOB.

10 – AOB

10.1 Alison Gray stated that according to the agenda, £1500 had been spent on bollards on Stonery Close (fourth item on page 74).

10.2 Alison Gray stated that there were no bollards on Stonery Close and questioned whether this was an indication that money was being spent on projects that either did not exist, or did not occur.

10.3 Alison Gray questioned who was approving Environmental Improvement Board bids.

10.4 Justine Harris stated that the EIB was established ~5 years ago.

10.5 Justine Harris stated that they chaired the EIB and it is Council run as the Council is the landlord.

10.6 Justine Harris stated that the EIB did not involve Cllrs.

10.7 Alison Gray stated that the Council website indicates that the EIB is a board of Councillors.

10.8 Alison Gray stated that 3 community rooms had been renovated in a tower block that was scheduled for demolition and questioned why money was being invested in a block with limited lifespan.

10.9 Alison Gray stated that their community room does not have enough chairs, citing concerns regarding unfair allocation of monies for Council projects without proper resident consultation.

10.10 Cllr Miller stated that they were not made aware of the EIB.

10.11 Justine Harris stated that Councillors were notified of EIB bids in their area.

Concluded 20:00.