

Summary of Recommendations

Noise Nuisance

Recommendation 1 - The panel recommends that the Cabinet Member for Environment considers extending the council-run Noise Patrol to operate over more nights of the week, probably Wednesday and Thursday, and to extend the operating hours until later in the night (page 19)

Recommendation 2 - The panel recommends that there should be increased publicity to advise residents that they can report a noise nuisance problem retrospectively and to publicise the out of hours service; this could be included in City News, on the council's website and perhaps in leaflets in public offices. The panel also recommends that the Out of Hours emergency service should be properly resourced. (page 20)

Recommendation 3 – the panel recommends that the Cabinet Member for Environment considers the feasibility of a 24 hour telephone line for the public to report non-emergency noise and anti-social behaviour. If this were implemented, the panel would recommend that it is piloted for a year, with a report on the issues raised to go to the Student Impact Working Group. (page 20)

Recommendation 4 – the panel recommends that the Environmental Health and Licensing Team reviews its noise nuisance procedures in order to assess whether the noise nuisance diary sheets are always the most effective and user-friendly way of addressing noise complaints.

Recommendation 5 – the panel recommends that the Students' Union works to raise awareness of the SShh campaign amongst students and non-students including ward councillors. This should be an ongoing annual campaign due to the turnover of students. The panel recommends that particular focus is drawn to the impact of playing music in cars with the windows open and that the SShh campaign encourages students to refrain from this. (page 21)

Recommendation 6 – the panel would encourage the universities, the Police and the Student Union to work together to find ways to jointly address the issue of street noise nuisance in residential areas, caused by groups of students returning from nights out. (page 21)

Recommendation 7 – the panel recommends that the University of Brighton considers whether there is a more suitable outside space that might be used, and that measures are put in place to address noise from smokers and other students gathering on the Podium.

The panel would also recommend that signage is installed across the

Phoenix halls site asking that noise is kept to a minimum after 11pm. In addition, the panel would like the university to consider introducing a policy asking students to close their windows before playing music at night, in order to minimize noise nuisance for neighbours. (page 22)

Recommendation 8 – the panel would like to suggest that the University of Brighton considers how its premises are controlled and in particular, the staffing resources that might be needed to provide an effective way of managing and minimising the noise nuisance. (page 22)

Recommendation 9 - the panel would like to ask that the universities and developers have regard to possible noise impact on neighbours and the particular architectural nature of the area in which they will be built when they are being designed, especially in relation to the provision of smoking areas for residents. The panel also recommends that this suggestion is formalized in any relevant planning documents relating to student accommodation. (page 23)

Refuse & Recycling

Recommendation 10 – the panel recommends that CityClean issues wheeled bin stickers giving information about collection days so that all households know when to put their refuse out. It is recommended that this would be an alternative to the magnets that are currently issued. (page 24)

Recommendation 11 – the panel recommends that for those areas of the city that do not currently have council-issued wheeled bins, CityClean should erect additional notices on lamp-posts advising residents of their collection day. (page 24)

Recommendation 12 – the panel recommends that CityClean re-designs the information stickers for their recycling boxes in order that they can be stuck to the box rather than on the lid, as the lids tend to blow away. (page 25)

Recommendation 13 – the panel recommends that CityClean advertises information about changes in collection dates for refuse and recycling in both of the universities' newspapers and on the universities' websites. (page 25)

Recommendation 14 – the panel recommends that the Cabinet Member for Environment considers the issue of how to tackle the problem of bulky waste being abandoned by student households, both throughout term-time and at the end of term. The panel recommends that the Cabinet Member gives the suggestions made in the body of the report due consideration. (page 26)

Recommendation 15 – the panel suggests that the universities speak to their student unions about introducing termly clean-up days. (page 26)

Car Parking

Recommendation 16 – the panel would like to suggest to the universities that they include information in their prospectuses and accommodation guides about the range of public transport in the city and that they explicitly recommend that students do not bring cars with them automatically. (page 27)

Recommendation 17 - Students should be treated on the same basis as non-students when it comes to the issue of residents' parking permits. (page 27)

Council Tax

Recommendation 18 – the panel would encourage Council Tax officers to continue to meet regularly with the universities in order to establish current and future student numbers. The results from the meetings should be reported to the Student Impact Working Group or the Cabinet Member for their consideration. (page 28)

Recommendation 19 – the panel recommends that the Council Tax service considers the three suggestions made above about how to improve levels of registered student household exemptions. The panel recommends that the results are monitored on a bi-annual basis and that the results are reported to the Student Impact Working Group or to the Cabinet Member for consideration. (page 29)

Community Liaison Staff

Recommendation 20 - the panel suggests that the University of Sussex considers following the good practice established by the University of Brighton and establishes a role of a dedicated Community Liaison Officer for the University of Sussex. The two officers could work together to address shared student problems across Brighton and Hove. (page 30)

Recommendation 21 – the panel suggests that the University of Sussex considers how it could promote awareness of its housing team, and how residents can contact the university if they have complaints about particular students. (page 30)

Planning Policies

Recommendation 22 – the panel recommend that the Planning Strategy team carries out research into the various planning options available to control the level of student housing, and to consider whether there would be any merit in introducing such controls into Brighton & Hove where this was appropriate for the area. If planning controls were introduced, this would help to ensure balanced and mixed communities across the city.

The Planning Strategy Team should also consider the feasibility of adopting a planning condition regarding the need for universities who have planning permission to expand their educational space to provide a commensurate increase in bed spaces.

The findings should be published as a Supplementary Planning Document. (page 32)

Recommendation 23 - the panel recommends that the Cabinet Member for Environment lobbies central Government on behalf of Brighton & Hove City Council with regard to managing Houses of Multiple Occupation and in terms of the Use Classes Order. (page 32)

Recommendation 24 – the panel recommends that the Cabinet Member for Housing lobbies central Government on behalf of Brighton & Hove City Council to request that student housing is given its own targets with regards to providing accommodation. (page 33)

Recommendation 25 – the panel recommends that the Planning Strategy team recognises the need for student accommodation to be planned and that the team considers positively identifying land suitable for halls of residence in the Local Development Framework. The team could consider the scope for including small numbers of units of student housing amongst new- build developments (page 33)

Halls of Residence

Recommendation 26 – the panel would suggest that the universities, working with the students' union consider the potential for offering alternative, lower cost accommodation for students with low incomes. (page 34)

Recommendation 27 – the panel would suggest that the universities consider whether there is scope to expand the offer of rooms in halls of residence to those second and third years who would like to live there. (page 35)

Recommendation 28 – the panel would suggest to the universities that they explore the possibilities of expanding their portfolio of directly managed properties over the long term, in order to increase the range of options available to student tenants. (page 35)

Recommendation 28a – the panel recommends that the University of Brighton considers planting trees and bushes on the Phoenix Halls site, in order to assess whether this would help to mask any noise. The panel would like to suggest that the university talks to local residents about their experiences after a trial period. (page 35).

Student Landlord Issues

Recommendation 29 - the panel recommends that the Private Sector Housing Team discuss the potential benefits of a landlord accreditation scheme with representatives from Brighton and Hove's landlord associations and other parties.

Empty Properties

Recommendation 30 - the panel recommends that the Cabinet Member for Housing forms a view as to whether student properties that are empty on a long term basis might be re-used for social housing. (page 38)

Partnership Working and Communications

Recommendation 31 – the panel recommends that a Student Impact Working Group is formed, comprising of both of the universities and local colleges, the council, police, residents representing Residents' Associations, the students' unions, ward councillors, representatives for landlords and community liaison staff or staff from the accommodation teams. This would facilitate ongoing and improved communication and liaison between the partners.

The Group should consider the operational issues caused by the impact of students living in the city and discuss ways of addressing possible solutions where necessary. The Group should also coordinate a shared database of sanctions that the partners already have. (page 39)

Recommendation 32 – the panel recommends that the Student Impact Working Party supports and coordinates the information gathering and mapping of student numbers to establish an ongoing picture of the student map in Brighton & Hove. (page 40)

Recommendation 33 – the panel recommends that the Student Impact Working Group considers the benefits of producing one centralized induction pack for all partners in the city to issue to students. This might include a checklist of useful items to check when starting a tenancy. (page 40)

Recommendation 34 – the panel recommends that the Student Impact Working Group considers the benefits of carrying out a 'Health Impact Assessment' or a cumulative impact zone in student neighbourhoods. (page 41)

Positive Impact of Students to Local Community

Recommendation 35 – the panel would recommend that the universities continue to encourage students to take part in volunteering opportunities in their neighbourhood. The ward councillors could become involved in

helping to prioritise tasks. (page 42)

Recommendation 36 – the panel would encourage students, via their Students' Unions, to attend their Local Action Team meetings and to play an active part in the community. (p42)

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