

BRIGHTON & HOVE CITY COUNCIL
EAST AREA HOUSING MANAGEMENT PANEL

7.00pm 27 JULY 2015

BRISTOL ESTATE, REAR OF 146-192, DONALD HALL ROAD, BRIGHTON, BN2 5DJ

MINUTES

Present: Councillors Mears (Chair), Mitchell, Meadows and Bell

Representatives: Chris El-Shabba (Robert Lodge), Alan Cooke (Craven Vale), Patrick Mc Kenna (Manor Farm), Doreen Shepherd (Race Hill Farm), Janet Gearing (Woodingdean)

Non-Voting Delegates: Grant Scott (Craven Vale) , Carmel Humphries (Racehill Farm),

Officers: Becky Purnell (Resident Involvement Manager), Stuart Wilson (Highway Asset and Maintenance Manager), Sharon Terry (Resident Involvement Officer), Becky Purnell (Resident Involvement Manager), John Peel (Democratic Services Officer), Ododo Dafe (Head of Income Involvement and Improvement), Gregory Weaver (Democratic Services Assistant)

Guests:

1 APOLOGIES

1.1 Apologies were received from Martin Tudsbury.

2 MINUTES OF THE PREVIOUS MEETINGS

2.1 **RESOLVED-** That the minutes of the previous meetings held on the 26th January and 14th May 2015 be approved and signed as the correct record.

3 CHAIR'S COMMUNICATIONS

3.1 The Chair introduced Councillor Meadows, the new Chair of the Housing & New Homes Committee to the Panel. In her introduction, Councillor Meadows stated that she would be seeking to increase resident engagement and proposals on how to do so would be forthcoming.

4 RESIDENTS QUESTION TIME

4.1 (Item 1 – Craven Vale) Alan Cooke expressed dissatisfaction with the response given.

- 4.2 Councillor Mitchell highlighted concerns regarding erosion of land and that a budget had been found for basic work. Cllr Mitchell also noted residents' concerns regarding transport within the area.
- 4.3 Alan Cooke noted that Craven Vale had recently conducted a survey with residents with 70% were in favour of a change to parking arrangements in the area.
- 4.4 The panel considered possible implementation of a light touch parking scheme to counter road space issue.
- 4.5 Stuart Wilson, Highway Asset and Maintenance Manager, noted that bottleneaking occurred at the junction.
- 4.6 The Chair noted that this was a work in progress and both budgetary and incremental improvement investigation would be ongoing.
- 4.7 Grant Scott noted that emergency services were experiencing difficulties accessing the area due to roads not being wide enough.
- 4.8 James Cryer permit parking and metering and could provide a possible source of funding for local improvements.
- 4.9 The Chair stated that possible problems could arise from displaced parking.
- 4.10 (Item 2 – Woodingdean) Jo Gearing stated that they tried tarmacking using EDB money as there was not enough parking available due to the road being used as a rat run. She enquired the possibility of having the grass verge tarmacked.
- 4.11 The Highway Asset and Maintenance Manager noted that this had been practiced in the past however the budget had now been re-appropriated to flooding care. Further to this, tarmacking would remove the natural drainage that the grass verge provides.
- 4.12 The Chair enquired what the maintenance budget entailed and if it would be applicable.
- 4.13 Stuart Wilson responded that it would be unable to fund this out of the current maintenance budget due to ongoing budget reductions. The Council had a statutory obligation to maintain public highways and footpaths; however this location would not come under this remit.
- 4.14 The Chair enquired if the grass side was HRA land.
- 4.15 Stuart Wilson stated that there was no statutory duty to look after verges, as they are there for natural drainage aesthetics.
- 4.16 Chris El Shabba noted that Manor Hill had the same concerns due to zone parking.
- 4.17 The Chair stated that there must be a working relationship between housing and highways as budgetary restrictions are prevalent and requested that some possible long term solutions be provided for the next meeting.

- 4.18 Councillor Mitchell said that the maintenance budget is very low due to annual budget reductions. Type 1 material had been used in the past.
- 4.19 Jo Gearing enquired about the possible use of the EDB budget.
- 4.20 Councillor Meadows responded that EDB could only be spent on housing land or on properties.
- 4.21 Pat McKenna stated that people should be discouraged from parking on verges via bollards.
- 4.22 The Chair stated practically there may not be resources. She noted Councillor Mitchell's idea for using type 1 in places that need it most. This consideration is to be kept on the agenda and worked on over time.
- 4.23 (Item 4 – Window Replacements) The Resident Involvement Manager read out the response. Mears Construction Company would be looking to inspect windows and would arrange to carry out repairs.
- 4.24 The Chair stated that it was disheartening that his issue came up often noting that the answer is always the same. The condition of the windows are horrendous, she noted that there was a history of issues and that Tenant's concerns should be heard.
- 4.25 Jo Gearing noted that according to the last plans, works will take between 3-5 years. Works in Woodingdean will not be completed until 2020; she added that where these works are for disabled persons' bungalows.
- 4.26 The Chair stated she was disappointed to the response. She enquired why one part of the city is getting new windows and the other parts are not.
- 4.27 Councillor Meadows agreed to look at the program and scrutinise it to conclude why works will be late and report findings to chair for the next meeting.

5 PERFORMANCE REPORT

- 5.1 The Head of Income, Involvement and Improvement, the Head of Income, Inclusion & Improvement presented a report that covered Housing Management Performance during Quarter 2 of the 2014/15 financial year. The Head of Income, Inclusion & Improvement stated that the table provided figures and a RAG rating system against key performance indicators adding that the intention of the report was to provide Area Panels with information on Housing services performance and, as with previous versions of the report, comments and feedback on its presentation was welcomed to improve future versions.
- 5.2 James Cryer noted that although the performance report appeared bad, lifts were fixed for every floor.
- 5.3 Head of Income Involvement and Improvement stated that overall the report was mixed, summarising that there was overall positive performance despite low indicators.
- 5.4 Jo Gearing noted it appeared more calls were made later in the day.

- 5.5 Head of Income Involvement and Improvement noted that there may be prospect to adjust rotas to meet this.
- 5.6 The Chair raised that there were currently no reports on Asbestos or Legionnaires' Disease where this had been provided in the past. An update due to high-rise of reports of Legionnaires' Disease was requested.
- 5.7 Councillor Meadows agreed to provide a report for the next meeting
- 5.8 Ododo Dafe agreed a separate report to be provided regarding stock condition etc.
- 5.9 James Cryer stated the Fire Health and Safety Board will look at feedback on Asbestos and Legionnaires' disease.
- 5.10 The Chair closed the discussion by noting the importance report.

6 FEEDBACK FROM TENANT AND RESIDENT ASSOCIATIONS ON THEIR COMMUNITY ACTIVITIES

- 6.1 The Resident Involvement Manager presented the report and subsequently requested an update from all Associations present.
- 6.2 Chris El-Shabba stated she was pleased with work currently taking place. Noted work on roofs that have been redone. Half the garden is readily planted with all new grass. Money from EDB has been received and have had AGM. A new vice chair has been appointed.
- 6.3 Grant Scott noted a summer fair that was recently held successfully helping to raise money for local dance group Tantrum. AGM increased the size of the committee. A kitchen has been put in at the community building. Outside agencies have paid for this. 60 fruit trees around Cravenvale have been planted. A woodland project on west side of Whitehawk hill has taken place. There is a foodbank on Friday.
- 6.4 Alan Cooke stated that 2 pieces of land had been acquired through the EDB.
- 6.5 Doreen Shepherd noted a new meeting room underneath Brockhurst Flat has been created. Furnished using Freecycle. Attendance of meetings is good.
- 6.6 Patrick McKenna stated a resident has a 1200 signed petition to get route 21 bus back up by the hospital. Issues regarding fly tipping have occurred. There may also be a possible foodbank set up.
- 6.7 The Chair noted Tenant's Associations voice is smaller than before. Housing revenue account is made up by Tenant's rents. As the whole budget is predicated around the money from residents, it is important that Tenants have their say.

7 CITY WIDE REPORTS

- 7.1 The Chair stated the HRA is made up of Tenant's rent. A plea was made that Tenants should know how much is spent on each scheme that comes up in future ensuring tenants get value for money. This information should be included in feedback forms.
- 7.2 Councillor Meadows agreed, stating she is looking forward to working with Chair in future.
- 7.3 RESOLVED – that the reports be noted

The meeting concluded at 8.32pm

Signed

Chair

Dated this

day of

