

**BRIGHTON & HOVE CITY COUNCIL**  
**EAST AREA HOUSING MANAGEMENT PANEL**

**7.00pm 26 JANUARY 2015**

**THE VALE, 17A HADLOW CLOSE, BRIGHTON, BN2 0FH**

**MINUTES**

**Representatives:** Chris El-Shabba (Deputy Chair), Alan Cooke (Craven Vale), Patrick McKenna (Manor Farm), Doreen Shephard (Race Hill Farm)

**Non-Voting Delegates:** Grant Scott (Craven Vale), Ann Stewart (Race Hill Farm)

**Officers:** Becky Purnell (Resident Involvement Manager), Simon Pickles (Housing Stock Review Manager), Laura Turner (Performance & Improvement Officer), Peter Huntbach (Senior Housing Manager), Caz Boaks (Neighbourhoods Team Leader), Graham Davies (Tenancy Enforcement Team), Jaine Jolly (Project Manager), Janine Healey (Performance Manager), Ododo Dafe (Head of Income, Involvement & Improvement), James Cryer (Mears), John Peel (Democratic Services Officer)

**Guests:**

**33 APOLOGIES**

35.1 Apologies were received from Councillor Wilson and Councillor Mitchell.

**34 MINUTES OF THE PREVIOUS MEETING**

34.1 **RESOLVED-** That the minutes of the previous meeting held on 1 December 2014 be approved and signed as the correct record.

**35 UPDATE ON NEW HOMES FOR NEIGHBOURHOODS PROGRAMME**

35.1 The Panel considered a report that provided a progress update on the New Homes for Neighbourhoods programme.

35.2 Patrick McKenna enquired regarding who could apply for the new homes.

35.3 The Project Manager confirmed that the properties would be provided to those currently on the Brighton & Hove Council housing register.

35.4 Chris El-Shabba commended the work of the Estate Regeneration Team for their work at Robert Lodge where communication had been consistent and the consultation open.

35.5 **RESOLVED-** That the report be noted.

**36 LEVEL ACCESS SHOWERS**

- 36.1 The Panel considered a report that provided an update on the 6-12 month pilot to install level access showers in ground floor properties that became empty and requires a bathroom replacement.
- 36.2 Alan Cooke stated that Craven Vale had many properties at ground floor level but most were accessed by steps from street level. He asked if such a policy could be implemented at Craven Vale.
- 36.3 The Performance Manager clarified that unfortunately conversion would not be possible as the properties did not provide a sufficient level of mobility access.
- 36.4 Chris El-Shabba asked if the bathrooms were converted to wet rooms.
- 36.5 The Performance Manager clarified that the policy only covered the installation of a level access shower facility.
- 36.6 **RESOLVED-** That the report be noted.

**37 HIGH RISE SECURITY OPTIONS**

- 37.1 The Panel considered a report that provided information on the steps taken to manage and reduce unwanted visitors accessing low and high rise blocks, provided recommendations on a sustainable approach to manage the issue ongoing and expanded upon options raised such as CCTV systems and concierge service.
- 37.2 Alan Cooke stated that Craven Vale had experienced problems with Royal Mail not providing key fobs to their employees due to a dispute over cost.
- 37.3 The Performance & Improvement Officer stated that a contract with Royal Mail was required and further discussions needed regarding loss, damage and general security of blocks.
- 37.4 Alan Cooke noted that Craven Vale currently had PVC doors and asked if the estate would be upgraded to the metal doors mentioned.
- 37.5 The Performance & Improvement Officer stated that this would be subject to where Craven Vale currently ranked on the ongoing door replacement programme.
- 37.6 Chris El-Shabba asked if steel metal doors would be considerably louder than PVC doors.
- 37.7 The Performance & Improvement Officer stated that the steel metal doors would have an automatic open and close mechanism and a very quiet magnetic lock.
- 37.8 **RESOLVED-** That the report be noted.

**38 IMPLICATIONS OF ASB AND POLICING ACT 2014**

38.1 The Panel considered a report that provided an update on the new provisions for tackling anti-social behaviour (ASB) contained within the Anti-Social bad Policing Act 2014.

38.2 **RESOLVED-** That the report be noted.

### **39 SHELTERED HOUSING**

39.1 The Panel considered a report that set out recommendations to better define the aims and purposes of the sheltered housing service following a review conducted in collaboration with the Chartered Institute of Housing in 2013. The recommendations also proposed a name change to 'Seniors Housing- Independent and Community Living'.

39.2 **RESOLVED-** That the report be noted.

### **40 ESTATES DEVELOPMENT BUDGET DECISION**

40.1 The Panel considered a report that requested a decision on whether to use a bus tour or a multimedia presentation to gather information on the Estate Development Budget (EDB) bids submitted in the area ahead of the main meeting.

40.2 Patrick McKenna stated that he had found the bus tour beneficial not just as a means to examine EDB bids but to see the ongoing issues and developments on estates.

40.3 Alan Cooke stated that he had preferred watching a video as the bus tour could be restrictive due to the narrow roads in the area.

40.4 Representatives conducted a vote on the two options that was a tie. It was agreed to ask the view of the four areas not present at the meeting before reaching a decision.

40.5 **RESOLVED-** That the report be noted.

### **41 BRIGHTON LIONS LEASE**

41.1 The Panel considered a report that requested comments on the proposal to sell the freehold of Lions Court to Brighton Lions on the condition the council received an agreed percentage of nominations and that the capital receipt be used to subsidise the council's capital housing and regeneration programmes.

41.2 Patrick McKenna stated that he supported the sale in principle and asked if there had been any complaints made about Brighton Lions as a landlord.

41.3 The Housing Stock Review Manager stated that he was not aware of any complaints but would check adding that a covenant would be added to any sale to ensure the properties would remain as social housing.

41.4 Grant Scott asked if any capital receipt would be ring-fenced for development.

41.5 The Housing Stock Review Manager clarified that the advice he had received from the council's finance department was the capital receipt could be ring-fenced to housing for capital expenditure.

- 41.6 Chris El-Shabba asked if the properties would have to be maintained to Decent Homes standard.
- 41.7 The Housing Stock Review Manager stated that whilst he did not have written confirmation of this, he had conducted a visual inspection and had been impressed by the quality of the premises. Brighton Lions were also a regulated organisation.
- 41.8 **RESOLVED-** That representatives support the recommendations as detailed in the report.

## 42 CITY WIDE REPORTS

- 42.1 Chris El-Shabba asked if Seaside Homes enforced an end of tenancy standard.
- 42.2 The Head of Income, Involvement & Improvement stated that she believed Seaside Homes had a similar end of tenancy standard to the council.
- 42.3 **RESOLVED-** That the reports and minutes of the various Citywide groups be noted.

## 43 PERFORMANCE REPORT Q3 2014/15

- 43.1 The Head of Income, Inclusion & Improvement presented a report that covered Housing Management Performance during Quarter 3 of the 2014/15 financial year. The Head of Income, Inclusion & Improvement stated that unfortunately it had not been possible to provide the full report, only the briefing sheet although the latter still provided information on key indicators. The Head of Income, Inclusion & Improvement asked tenant representatives for their permission that representatives were satisfied for the full report to still be submitted to Housing Committee once ready and for any comments to inform the fuller report.
- 43.2 Patrick McKenna asked if officers had a view as to why there had been a drop in rent arrears.
- 43.3 The Head of Income, Inclusion & Improvement stated that some of the drop had been down to the work of officers on financial advice and support but the results were somewhat of a surprise had the general trend for the period in question was a rise.
- 43.4 Chris El-Shabba stated that she was pleased to see results in the efforts made on tenancy fraud.
- 43.5 Representatives stated their approval for the full report to be submitted to Housing Committee.
- 43.6 **RESOLVED-** That the report be noted.

The meeting concluded at 8.30pm

Signed

Chair

Dated this

day of