

BRIGHTON & HOVE CITY COUNCIL

CENTRAL AREA HOUSING MANAGEMENT PANEL

2.00pm 28 JULY 2015

LEACH COURTMINUTES

Present: Councillors Gibson (Chair), Meadows

Voting Representatives: Angela Aitchison (Essex Place), Barry Kingston (Hampshire Court), Charles Penrose (Sloane Court), Carl Boardman (Warwick Mount), Barry Hughes (Sylvan Hall), Ann Ewings (Mount Pleasant), Jane Thorpe (Highden Westmount & Crown Hill), , Maria Gallimore (Leach Court), John McPhillips (Albion Hill)

Non-Voting representatives: Vivian Crossweller (Highdean Westmount & Crown Hill), Christina Hadleigh (Hampshire Court)

Officers: Becky Purnell (Resident Involvement Manager), John Peel (Democratic Services Officer), Rachel Chasseaud (Head of Tenancy Services), Ododo Dafe (Head of Income Involvement and Improvement), Cliona May (Assistant Democratic Services Officer)

1 APOLOGIES

- 1.1 Apologies were received for Alan Davies, Jean Davies, Chris Rowe and Rebecca Mann.

2 MINUTES OF THE PREVIOUS MEETINGS

- 2.1 **RESOLVED** – That the minutes of the previous meetings held on 27 January 2015 and 14 May 2015 were agreed and signed as a 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 3 - Estate Development Budget Process) Ann Ewings commented on the new EDB Process not being as efficient and clear as the old process. The panel all agreed and requested a progress report. The Resident Involvement Manager agreed to send monthly copies to the panel representatives.
- 4.2 (Item 4a - Anti Social Behaviour at Warwick Mount) The Head of Tenancy Services informed the panel that the antisocial behaviour case had been to court and the tenants had received an eviction notice.

- 4.3 The Head of Tenancy Services reassured the panel that if tenants consistently cause problems, they will be removed from the estate and will no longer be able to occupy Council properties.
- 4.4 (Item 4b - Anti Social Behaviour at Warwick Mount) Carl Boardman believed a solution hadn't been provided to his complaint regarding someone urinating in the bin room.
- 4.5 The Head of Tenancy Services agreed to speak to the Neighbourhoods and Estates team for a solution and would provide feedback to the Warwick Mount association.
- 4.6 **RESOLVED-** That the responses provided to the issues raised from the Tenant Only meeting be noted.

5 PERFORMANCE REPORT

- 5.1 The Head of Income, Inclusion & Improvement presented a report that covered Housing Management Performance during Quarter 2 of the 2015/16 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 Jane Thorpe commented on not being aware of estate inspections in advance and believed it would be helpful to be told beforehand so they can meet with the inspector.
- 5.3 The Head of Tenancy Services noted this and agreed to look into the problems raised and will provide further information in due course.

6 FEEDBACK FROM TENANT AND RESIDENT ASSOCIATIONS ON THEIR COMMUNITY ACTIVITIES

- 6.1 The Resident Involvement Manager requested an update from all Associations present.
- 6.2 Barry Hughes stated that gardening has been encouraged to all the tenants.
- 6.3 St. James' House Association noted that a community café had opened and they have organised afternoon teas and other social activities.
- 6.4 Charles Penrose stated that they had received a £400 grant and with this, they had arranged many social events, including; bingo once a week, fish and chip lunches and a garden party.
- 6.5 Maria Gallimore informed the panel that Leach Court holds a lot of social events, including; knitting club, afternoon teas and playing bowls.
- 6.6 Angela Aitchison commented that they can only hold a barbeque once a year, but would like to start using the community room more and making the most out of the

facilities. Angela expressed to the panel that she believed the facilities should be open to being used for social activities.

- 6.7 Councillor Meadows and Head of Income Involvement and Improvement agree to look into this as they believe it is a waste of resources.
- 6.8 Carl Boardman stated that the association was working to improve their garden and had discussed with residents what they would like to do with the space.
- 6.9 Barry Kingston noted that their community room was used a lot for meetings and yoga classes. Barry Kingston also informed the panel that the community room was frequently used by other estate associations for social activities, such as bingo.
- 6.10 Ann Ewings stated that bingo night is popular and the residents have participated in gardening. Ann also added residents had held social events in the new café and as a result of this; they were looking into opening it more regularly.
- 6.11 Jane Thorpe and Vivian Crossweller noted the association organised a Christmas party for the residents. Jane added that the community room suffered from damp.
- 6.12 John McPhillips commented that a lot of new tenants had moved in over the past year and had not joined the resident association. Due to this, it had been a quiet year but they were exploring the idea of starting a computer class.
- 6.13 The Chair concluded by stating that it was helpful and important to hear what the associations were doing in terms of social events for residents.

7 CITY WIDE REPORTS

- 7.1 **RESOLVED-** That the minutes and reports of the various Citywide groups be noted.

8 ANY OTHER BUSINESS

- 8.1 There was nothing discussed under this item.

The meeting concluded at 16:05.

Signed

Chair

Dated this

day of