

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

**2.00pm 18 SEPTEMBER 2015**

**ROSE HILL COURT, ROSE HILL TERRACE, BRIGHTON, EAST SUSSEX, BN1 4HS**

**MINUTES**

**Present:** Councillors Gibson (Chair)

**Voting Representatives:** Charles Penrose (Sloane Court), Carl Boardman (Warwick Mount), Barry Hughes (Sylvan Hall), Ann Ewings (Mount Pleasant), John McPhillips (Albion Hill), Theresa Mackey (Highcroft Lodge), Tomm Nyhuus (Somerset Point), Owen Spence (Mayflower Square), Linda Shaw (Sylvan Hall), Tony Worsfold (LAG), Martin Cunningham (Hampshire Court), Jason Williams (Hereford Court).

**Non-Voting Delegates:** Christina Hadleigh (Hampshire Court)

**Officers:** Glyn Huelin (Partnering Business Manager), Becky Purnell (Resident Involvement Manager), Ododo Dafe (Head of Income Involvement & Improvement), Cliona May (Assistant Democratic Services Officer)

**Guests:**

**9 APOLOGIES**

9.1 Apologies were received for Alan Davies and Jean Davies.

**10 MINUTES OF THE PREVIOUS MEETING**

10.1 **RESOLVED** – That the minutes of the previous meeting held on 28 July 2015 were agreed and signed as a correct record.

**11 CHAIR'S COMMUNICATIONS**

11.1 The Chair shared the news that John Pippard and Faith Matyszak MBE had recently passed away. The Panel observed a one minute silence.

**12 RESIDENTS QUESTION TIME**

12.1 (Item 1 - Super Area Panels) In response to Tomm Nyhuus, the Resident Involvement Manager explained that another Super Area Panel may be arranged, depending on the reports that need to be discussed.

12.2 (Item 3 - Reinstatement of Housing Management Consultative sub-Committee) Barry Hughes and Charles Penrose had a counter response to the Head of Income Involvement & Improvement. Barry Hughes expressed to the panel that they believed it would be negligent to turn down a considerable resource of voluntary talent and knowledge from the residents.

- 12.3 It was expressed that The Special Interest Groups used Housing Management Consultative sub-Committee (HMCSC) as a conduit to put forward proposals to Housing Committee. In addition to this, Barry Hughes and Charles Penrose did not believe that since HMCSC was abolished, that “tenants are effectively represented”.
- 12.4 Barry Hughes and Charles Penrose formally requested to the Panel that the HMCSC is re-instated, as it would be a useful Committee to provide a citywide perspective. The Area Panel representatives agreed for the proposal to go forward to Housing & New Homes Committee for consideration.
- 12.5 In response to Tomm Nyhuus, Barry Hughes explained that he believed that resident’s voices were not being heard enough from area housing panels and that there is no direct contact with the Councillors at the Committee. Charles Penrose added that it would be an opportunity to meet the Councillors that sit on the Housing & New Homes Committee as Councillors are often unavailable to attend the Area Housing Panels.
- 12.6 The Head of Income Involvement & Improvement explained to the Panel that money was not the only reason HMCSC was abolished; however, it is still a problem for the Council. It was added that the Council does regularly review the committee structure and how can things be improved and how to save money.
- 12.7 The Chair suggested to the Panel that an additional agenda item could be discussed at the next Area Housing Panel regarding the budget with social housing and encourage discussion around council rent.
- 12.8 **RESOLVED** – The Panel agreed for the proposal of re-instating the Housing Management Consultative sub-Committee to be presented at the Housing & New Homes Committee.

### **13 TENANT AND RESIDENT SCRUTINY PANEL REPORT ON RESPONSIVE REPAIRS**

- 13.1 Glyn Huelin, Partnering Business Manager, introduced the report and stated that the report will go to Housing & New Homes Committee in November.
- 13.2 It was explained that to the Panel that recommendation one, detailed in the report, would begin with current and existing helpdesk staff shadowing the repairs team in October to develop a better understanding of what is involved in the various repairs jobs and the average time taken.
- 13.3 The Partnering Business Manager explained that recommendation two had been partially agreed and the resident inspectors had been renamed to Resident Assessors. Their expanded role had been successful and they were looking at problems from the resident perspective; however, due to Health & Safety issues, it was not recommended that Resident Assessors choose and access resident’s homes.
- 13.4 It was detailed to the Panel that as estate inspections happen regularly, it is believed that “Rate Your Estate” would be duplicating schemes.

13.5 Tomm Nyhuus expressed disappointment in the report and felt unsure with the consultation that had taken place. The Partnering Business Manager explained that resident engagement was encouraged but had received a disappointing response.

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

#### **14 RESIDENT INVOLVEMENT**

14.1 The Resident Involvement Manager introduced the report and stated that the attendance at the City Assembly has been falling since November 2013. Residents on the City Assembly sub group of the Involvement & Empowerment Service Improvement Group had reviewed the history of the City Assembly and had discussed ways to improve attendance, alongside looking at feedback from tenant representatives and visiting the housing offices to speak to other residents.

14.2 It was detailed to the Panel that the Friends Meeting House had been provisionally booked to hold the City Assembly, as involved residents had fed back that a central venue is preferred. In addition to this, it was proposed that the City Assembly would be held from 1600 – 2000 hours as many residents had believed that the previous City Assemblies had been “too lengthy”.

14.3 From the feedback that had been received, The Resident Involvement Manager explained that they were exploring the idea of changing the name from City Assembly to Citywide Conference. It was believed that the new name would make the purpose of the event clear to residents that had not previously attended.

14.4 Tomm Nyhuus believed having a central location is important; however, he raised concern about the date being close to Christmas. Owen Spence agreed and added that residents may not attend due to it getting dark earlier.

14.5 The Resident Involvement Manager agreed to feedback all discussion made and confirmed they would review the time.

14.6 **RESOLVED** – The Panel agreed to the name of City Assembly being changed to Citywide Conference.

#### **15 ELECTIONS TO SERVICE IMPROVEMENT GROUPS**

15.1 Following nominations and elections by anonymous electronic voting, tenant representatives were elected to groups on behalf of the Central area:

##### **Home Group**

Representatives: Jason Williams, Carl Boardman  
Deputies: Martin Cunningham

##### **Neighbourhood & Community Group**

Representatives: Ann Ewings, Owen Spence  
Deputies: Vacant

##### **Tenancy Group**

Representatives: Barry Hughes, Vacant  
Deputies: Vacant

**Involvement & Empowerment Group**

Representatives: Ann Ewings, Carl Boardman

Deputies: Jason Williams

**Business & Value for Money Group**

Representatives: Ann Ewings, Theresa Mackey

Deputies: Vacant

**Tenant Disability Network**

Representatives: Owen Spence, Martin Cunningham

Deputies: Vacant

**16 CITY WIDE REPORTS**

16.1 **RESOLVED** – That the reports be noted and agreed.

**17 ANY OTHER BUSINESS**

17.1 In response to the concerns from the Panel, the Head of Income Involvement & Improvement explained that the letter detailing the new prices for the laundry room had been despatched to residents as part of the consultation process.

The meeting concluded at 1605 hours.

Signed

Chair

Dated this

day of