

BRIGHTON & HOVE CITY COUNCIL

HOUSING MANAGEMENT PANEL: CENTRAL AREA

2.00pm 1 NOVEMBER 2017

MINUTES

Present: Councillors David Gibson, Anne Meadows and Adrian Morris.

Representatives: Barry Hughes (Sylvan Hall RA), Tony McCoy (Sloane Court), Amanda Orchard (Queen's Park), Therese Mackay (Highcroft Lodge), Carl Boardman (Warwick Mount), Ann Ewings (Mount Pleasant RA), Tony Worsfold (LAG), John McPhillips (Albion Hill), Jason Williams (Hereford Court)

Officers: Geof Gage (Senior Project Manager), Jeff Tourmentin (Mears - Regional Strategy Manager), Eddie Wilson (Mears - Operations Manager), Janet Dowdell (Tenancy Services Operations Manager)

15 WELCOME, APOLOGIES AND CHAIR'S COMMUNICATIONS

15.1 Apologies were received by Gary Jones and Tony Christ.

16 MINUTES OF THE PREVIOUS MEETING

17 DISCUSSION ON ANTI SOCIAL BEHAVIOUR

17.1 James Crane, Service Improvement Manager, gave a brief update as part of the discussion. He stated that since 2014 the law has changed to allow a property to be closed if serious issues prevail.

17.2 Residents raised the following concerns and made the following enquiries:

- Residents raised the issue of safety of residents and further argued this was a legal matter of human rights
- Enquired if housing officers could respond to questions in regarding various item

17.3 Councillor Anne Meadows enquired if it would be possible to check records to clarify the situation in regards to family placements, she recommended, by way of example, that families should perhaps not be placed in high-rises?

17.4 Officers responded to residents and Councillors concern and enquiries with the following:

- It is not a matter of human rights for BHCC to house everyone rather that the Human Rights act does provide a guideline on engagement with the public.
- Officers responded to Councillor Meadows' enquiry by confirming that they share the same Housing Management System, they further stated that this allows them

to help in myriad ways such as allowing access to various sets of information in order to better understand any given situation.

- An officer agreed to look at examples Anti-Social Behaviour in certain areas is linked to residents having been housed through the allocations policy
- Officers agreed to organise Anti-Social Behaviour workshops and will invite residents to these.

18 HOUSING REVENUE ACCOUNT TASK & FINISH GROUP FEEDBACK

- 18.1 An update on the Housing Revenue Account Task was received by residents, feedback on questions were invited from the group.
- 18.2 Councillor David Gibson noted that there was more involvement than before, he further stated that the report is in the process of acquiring more questions and answers. He affirmed that it was agreed that the group would reconvene next year and suggested broader questions could be asked as a whole to Area Panels to obtain further feedback before being taken to Housing Committee.
- 18.3 It was suggested that as a point of action, this report is circulated to other Area Panels and a summary for next area panel was requested.
- 18.4 **AGREED** – That the report be noted.

19 RESULTS FROM THE SURVEY OF AREA PANEL REPRESENTATIVES

- 19.1 Councillor Gibson gave a brief overview of the results produced from the Survey of Area Panel Representatives handed out at the previous meeting. He stated that feedback was overall very positive.
- 19.2 **AGREED** – that the report be noted.

20 THREE STAR ITEMS FROM CENTRAL RESIDENT ONLY MEETING

- 20.1 It was noted that there were no 2 star items for discussion.
- 20.2 Councillor David Gibson noted that residents have been registering concerns with the Estate Development Budget.
- 20.3 A resident furthered that the system of procurement was more efficient under the previous setup
- 20.4 An Officer responded to the resident's concern by stating that there was an issue where costs of work in the area were more expensive than the available sum of money.
- 20.5 Councillor Anne Meadows requested that a report regarding the use of HRA and EDB bids be circulated to other Area Panels.

21 UPDATE FROM REBECCA MANN, RESIDENT INVOLVEMENT OFFICER

- 21.1 Rebecca Mann gave a brief update on the actions currently being taken by Resident Involvement Officers, among these she stated examples such as keeping

spreadsheets to track on various issues such as 3 star items from Tenant Only Meetings and Area Panels.

22 PERFORMANCE REPORT

22.1 A brief presentation was given on the performance report, various outcomes and findings were reported to the panel. It was concluded that overall progress is being made and a positive outcome was forecast.

22.2 Residents had the following enquiries and concerns:

- Why should there be a target for evictions
- In terms of safety inspections, do residents pay an amount of money for this?

22.3 An officer responded to resident's concerns with the following:

- That the target was to reach low numbers not to increase them
- It was noted that safety inspections were part of the contract with Mears

22.4 **AGREED** – That the report be noted.

23 CITY WIDE REPORTS

24 ANY OTHER BUSINESS

24.1 Councillor David Gibson stated that feedback from resident only meetings will be brought to the next agenda setting meeting.

The meeting concluded at 16:00pm

Signed

Chair

Dated this

day of