

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: NORTH AREA

7.00pm 17 OCTOBER 2019

MOULSECOOMB HUB

MINUTES

Present: Councillors Fowler (Chair), Hugh-Jones and Knight

Representatives: Heather Hayes (Coldean Independent Group), Jenny Simmonds (Coldean Independent Group), Catherine Lawrence (Hollingdean), Desmond Jones (Hollingdean R.A), Peter O'Connor (Bates Estate), Terrence Hill (Bates TRA).

Officers: Martin Reid (Assistant Director of Housing), Glyn Huelin (Head of Housing Repairs & Improvement), Sam Warren (Community Engagement Manager), Grant Richie (Lead Consultant, Gregory Weaver (Democratic Services Officer).

Guests: Sarah Booker-Lewis (Local Democracy Reporter).

24 APOLOGIES

24.1 Apologies were received from Councillor Martin Osbourne and Eddie Wilson.

25 MINUTES OF THE PREVIOUS MEETING

25.1 **AGREED** – that the minutes of the meeting which took place on the 5th September 2019 was an accurate record.

26 CHAIR'S COMMUNICATIONS

26.1 The Chair gave the following communications:

“Over the next few months Brighton & Hove City Council will be carrying out stock condition surveys to support the development of future investments plans for our housing stock.

The Council has procured an external contractor, Michael Dyson Limited, to carry out the surveys for council owned home, the outside of blocks and common ways. A sample of 20% of homes and 100% of blocks will be surveyed, with surveys starting in November 2019 and ending in February 2020.

We will be writing to residents directly when we are planning to survey homes. There will also be posters and information on the Council website.

We are planning on undertaking a rolling 20% of surveys each year over the next four years to ensure all the council housing stock is surveyed.”

26.2 A resident enquired how much stock this would constitute over the aforementioned period.

26.3 An Officer clarified that this would consider 11,500 properties and 2900 Leaseholder properties.

27 RESIDENTS QUESTION TIME

27.1 (Item 1 – Door Entry Systems)

27.2 Residents had the following concerns, statements and enquiries:

- It was stated that at Hawkhurst Estate, residents had been reporting issues to BHCC for years.
- It was further noted that residents had kept diaries and provided information to the relevant authorities however there was minimal work done to alleviate these concerns.
- Issues relating to the prevalence of public nuisance and disorder at Horton Road and welcomed the prospect of CCTV or any other long-term sustainable deterrent.
- A resident enquired if other blocks had been notified of the pending system updates.

27.3 Officers responded to resident's concerns, statements and enquiries with the following:

- It was clarified that issues at Hawkhurst estate were being looked at and that plans were in place to carry out repairs and replacements in the interim.
- It was stated that further work with residents' input would be carried out there was a wide range of considerations before deciding a final solution. It was noted that CCTV may be considered in light of anti-social behaviour activity.

27.4 Councillor Knight requested that the consideration of extensive works to clean areas in need of urgent attention.

27.5 **AGREED** – that the response was satisfactory.

27.6 (Item 2 – Fire at Hollingdean Refuse and Recycling Depot)

27.7 A resident expressed concern over an increase in communication received following the recent fires.

27.8 An officer stated that they would follow with the resident on this.

27.9 **AGREED** – that the response was satisfactory.

27.10 (Item 3 – Community Engagement Officers)

27.11 A resident expressed concern regarding the lack of attendance of new CEO's at resident meetings.

27.12 An officer offered to follow up on this with the resident.

27.13 **AGREED** – that the response was satisfactory.

28 CITY WIDE REPORTS

28.1 Housing Committee Decision Record

28.2 An officer gave a brief update on the Housing Committee Work Plan and stated the following:

- Housing Committee Future reports would be brought back to future area panels.
- 5 key areas were identified where members had agreed to prioritise specific areas.
- Various key targets were being considered such as 800 councils, 700 additional affordable homes along with continued improvement of council housing.
- It was proposed that presentations be brought to future area panels.

28.3 Councillor Siriol Hugh-Jones gave a brief update of the Labour and Green Joint Manifesto pledges.

28.4 Councillor Knight stated that efforts would be made to bring progress reports to future meetings.

28.5 Residents had the following concerns, enquiries and concerns:

- Residents welcomed this update and enquired if this would be circulated to all 4 committees.
- Clarification was sought regarding the term “affordable homes.”
- It was stated that young families needed houses not blocks of flat.

28.6 An officer responded to resident’s concerns, enquiries and concerns with the following:

- The panel received confirmation that this information would be circulated to all wards.
- It was clarified that the term “affordable homes” included other council housing along with being provided by the living wage joint venture and other associations.
- It was stated that BHCC was trying to build a mix of different housing.
- Reference was made to the recent project in the Laines and a row of houses in Hollingdean (Lynchets Close).
- Officers agreed to look at all areas and to work with community land co-operations.
- It was noted that BHCC was willing to lease land to bunker housing co-op following various considerations such as BHCC retaining nomination rights.
- It was confirmed that the Environmental Fund was taken from the HRA and that this was reviewed every year.

28.7 **AGREED** – that the report be noted.

29 HEALTH & SAFETY UPDATE

- 29.1 An officer gave a brief overview of the Health and Safety Report. The following was stated:
- This was brought up following the emerging guidance from Central Government.
 - It was noted that the board had been working closely with other councils, partners and the East Fire Rescue Service.
 - It was stated that results from surveys identified no structural issues in blocks and they remained in good condition.
 - Further surveys were to be conducted in future with results being published in the incoming year.
 - Replacement doors were being considered for next year.
 - It was noted that risks around fire doors continued to be low and that balconies and panels were being reviewed following advice from Central Government.
- 29.2 An officer stated that there was a big necessity to communicate with residents as openly and clear as possible which was why not so much regulatory data had been brought to the panel.
- 29.3 **AGREED** – that the update be noted.

30 ANY OTHER BUSINESS

- 30.1 An officer gave a brief presentation of the Performance Report, of which hardcopies were distributed, that had not been submitted as part of the agenda due to time constraints. Both positive and negative statistics were highlighted. It was noted that more staff had been recruited to alleviate waiting times and that further reports on this would be brought to future panels following Housing Committee and that the Q2 Performance Review Update would be brought to the next Area Panel.

The meeting concluded at Time Not Specified

Signed

Chair

Dated this

day of