

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: NORTH AREA

7.00pm 13 OCTOBER 2021

VIRTUAL - ZOOM

MINUTES

Present

Councillors: Fowler (Chair), Osborne

Tenant Representatives: Ian Beck, Des Jones, Tony Griffin, Heather Hayes, Tony Graham, Jim Hornsby, Catherine Lawrence

Officers: Clare Nichols, Keely McDonald, Michael Raywood, Justine Harris, Janet Dowdell, Francis Mitchell, Grant Ritchie, Ododo Dafe, Thomas Bald

Guests: Sarah Brooker-Lewis

1 WELCOME APOLOGIES & INTRODUCTIONS

Apologies from Cllr Knight and Cllr John.

2 ACTIONS AND MINUTES FROM PREVIOUS MEETING

2.1 The minutes of the previous meeting on the 13th October were agreed as an accurate record.

2.2 Michael Raywood confirmed that 6 portable units have been sourced for CCTV and Roedale Court has been identified as an area of concern.

2.3 Ododo Dafe confirmed that the issue raised by Cllr John in the last meeting regarding the out of hours repairs hotline has been resolved.

2.4 Heather Hayes and Jim Hornsby were informed Justine Harris would look into the weeds in Coldean and the mowing of the bank between Brentwood Road and Burstead Close.

2.5 Ian Beck was informed that Michael Raywood would look into more regular mowing in Hollingdean.

3 RESIDENTS QUESTION TIME

Hollingdean Window Replacements

3.1 Ian Beck was informed that there are Council houses across Hollingdean that will be included in the window replacements but only the ones that are in the most need of replacing.

Condition of Kitchen at 8 Dunster Close

3.2 Residents were happy with the response.

Security Lighting at Tavistock Down

3.3 Residents were happy with the response.

Storage Areas to the Flats in Tavistock Down and the Crestway

3.4 Grant Ritchie gave a verbal update and confirmed he would arrange a meeting with Ian Beck to discuss further.

Tackling Anti-Social Behaviour in High Rise Blocks

3.5 Tony Graham was informed that:

- Residents should be involved in anti-social behaviour reviews.
- Tenants will be contacted who have identified ASB, and the causes of ASB will be looked at.
- New procedures will be made for staff and webpages will be updated as a result of the review.
- Central Government is looking at reducing ASB.
- When cases are closed its an agreement with the reporter and the Council.

3.6 Michael Raywood confirmed that tenants wouldn't be told to move to avoid ASB, but they are offered if they'd like to move.

Future of Gas Central Heating in Council Housing

3.7 Catherine Lawrence was informed that the Council are planning to be carbon neutral by 2030 but wouldn't tear out functional boilers in the meantime.

3.8 Jim Hornsby was informed that Keely McDonald would chase up if there was any information published from the last citywide conference regarding carbon neutrality.

4 ANTI-SOCIAL BEHAVIOUR

4.1 Tony Graham was informed that Community Engagement would be in touch when the ASB review starts.

4.2 Justine Harris suggested that the review may be starting in March 2022.

4.3 Janet Dowdell raised that the review would include various information gathering such as surveying people that have experienced it, any previous complaints, and contacting the Ombudsman.

4.4 Des Jones was informed that Housing lead on any complaints where the perpetrator is a Council tenant.

4.5 Cllr Fowler was informed that ASB in parks would be taken on by Housing and the Community Safety Team if it's on Housing land.

5 POSITIVE COMMUNITY NEWS

5.1 Tony Graham raised that:

- The cleaner in his property is now full time.
- The gardener has done great things in the garden and there may be a greenhouse installed.
- A water tap has been installed and is really helpful.

5.2 Jim Hornsby raised that in in Burstead Close the grass areas around flats and trees are really pleasant, however the recycling bins overflow regularly so it might be helpful to add an extra cluster of bins, and if there is any possibility of having a guard to stop the bins from falling over in the wind. Michael Raywood responded that in some other areas a timber stand has been introduced.

5.3 Ian Beck asked if some wildflowers could be planted along the bank at the bottom of Davey Drive. Michael Raywood responded that there is a procurement process currently ongoing to remove the brambles due to health and safety issues, but residents would be consulted as to how to present the area aesthetically going forward.

6 ANY OTHER BUSINESS

6.1 Ian Beck raised that there was a fire at the Hollingdean Recycling Plant and that the fumes that come from the plant can be smelled from miles away. Ododo Dafe suggested that an answer could be provided at the next area panel but a representative might not be available. Councillor Osborne added that food waste being separate from other waste would be looked at over the next few years, and that the plant was able to deal with the fire themselves before the sprinklers even needed to be activated.

6.2 Ian Beck raised that he had received a complaint from a resident at Tavistock Down that the no entry signs are so rusty that they cannot be seen, and the one way system is now therefore ineffective. Cllr Fowler confirmed she would look into this.

6.3 Cllr Fowler read the ASB Policy Review to the Panel.

The meeting concluded at 8.43pm.

