

**BRIGHTON & HOVE CITY COUNCIL**  
**HOUSING MANAGEMENT PANEL: EAST AREA**

**7.00pm 17 MAY 2022**

**MICROSOFT TEAMS**

**MINUTES**

**Present**

**Councillors:** Simson, Williams

**Representatives:** Christine El-Shabba, Janet Gearing, Rosemary Johnson, Alan Cooke, Ben D'Montigny

**Officers:** Keely McDonald, Grant Ritchie, Janet Dowdell, Justine Harris, Martin Reid, Geof Gage, Thomas Bald

**Guests:** Sarah Booker-Lewis

**1 WELCOME, APOLOGIES, AND INTRODUCTIONS**

Apologies from Sam Warren.

**2 ACTIONS & MINUTES OF THE PREVIOUS MEETING**

**2.1** Geof Gage to ring a resident the day after the meeting regarding contract costs.

**2.2** A resident raised the following amendments to the minutes:

- Emma Lewis should be listed as a representative for Craven Vale, not Woodingdean.
- Rosemary Johnson should be listed as the Leaseholder's Representative.
- Sarah Booker-Lewis's surname should be amended.
- On page 12 a weakness should include the fact that conversations occur but nothing comes out of them, and there should be an opportunity that resident only meetings can recruit new people to participate in Area Panels.

**RESOLVED:**

- The Actions and Minutes were agreed.
- Geof Gage to ring a resident the day after the meeting regarding contract costs.

**3 RESPONSES TO RESIDENT'S QUESTIONS**

*Attendance of Officers at Area Panels*

**3.1** Rachel Chasseaud was unable to attend the December meeting due to an admin mix up. A resident asked that an officer should attend that can answer questions from residents.

*Window Replacements*

**3.2** Residents raised that window replacements should be done on a case by case basis instead of a wide roll out of replacements. Grant Ritchie raised that having working windows will help with the cost of living crisis, and that windows are replaced on a case by case basis, but for example if a high rise block has a number of faulty windows, these should be considered for a wider replacement of all windows, and windows can't be replaced from the inside.

**3.3** A resident raised that windows in Woodingdean were replaced from the inside.

**3.4** A resident raised that there is a written obligation from the Council to replace windows as was agreed in the carbon emission reduction promise in November Housing Committee 2021, and not having windows is counter to the Decent Homes Initiative.

**3.5** Councillor Simson raised that it would be helpful for Area Panels to see the planned maintenance programme, and questioned the contractor for scaffolding as it shouldn't be as expensive as previously stated.

**3.6** Geof Gage confirmed that the survey companies are independent and provide stock condition so the Council can decide on a workplan. He also confirmed that most have windows have a life of 30 years, so would have been replaced between 1988-1998.

**3.7** Residents were informed that urgency repairs happen on a case by case basis, providing a temporary solution until all windows are replaced on a wider roll out.

*Drug Dealing in Craven Vale*

**3.8** Cllr Williams suggested that there should be a representative at Area Panels to provide updates on Anti-Social Behaviour. Justine Harris confirmed that there is an action plan to combat anti-social behaviour.

**3.9** A resident raised that drug addiction is a complicated health issue and the Council should be working closely with clinical commissioning groups and primary care networks.

**3.10** A resident was informed that the Housing Allocations Policy is available online.

*Replacement Door and Window Contract*

**3.11** Geof Gage confirmed that the in the response are the new terms and expectations of contractors. He was confirmed he would be sent the address of the issue on page 23 and would investigate.

*Compositing of Items for Area Panel*

**3.12** A resident raised that the new format of residents questions uses a lot more paper.

*Scaffolding*

**3.13** Councillor Simson was informed that residents are informed of a rough estimate of how long the work is likely to take and how long the scaffolding will be up.

*North – Refuse and Recycling Collection*

**3.14** Rachel Chasseaud raised that there are relatively high contamination rates in Brighton & Hove due to the communal bins, and there aren't as many different materials collected as other local authorities.

*Kitchen Replacements*

**3.15** A resident requested an up to date timeline on Kitchen Replacements.

**RESOLVED:**

- Geof Gage to be sent the address of the issue on page 23, and will investigate.
- Grant Ritchie to provide an up to date timeline for Kitchen Replacements to a resident

**4 HOUSING COMMITTEE WORKPLAN PROGRESS UPDATE AND HOUSING PERFORMANCE REPORT QUARTER 3 2021/22**

**4.1** Martin Reid gave a presentation on the Housing Committee Workplan Progress Update & Housing Performance Report Quarter 3 2021/22.

**4.2** Councillor Simson raised that residents call up the repairs and customer service phone lines but often they are given no answer or the wrong information. Councillor Simson was then informed that:

- No more homes are being moved over to Seaside Homes.
- More older empty homes being picked up would affect the figures of turnaround times to re-let properties.
- There are a number of definitions of empty homes which can also affect the figures.

**4.3** A resident raised that colours don't show on paper copies of the Agenda, and different ways should be looked at to present the information. They were then informed:

- There 5000 people on a housing register for homes in the city, so there is a critical need for affordable Council homes.
- There is Government funding for the Housing First scheme and shouldn't be labelled as something that is enabling drug dealing.

**RESOLVED:** Martin Reid to get in contact with a resident regarding anti social behaviour issues with the Housing First scheme.

**5 CITYCLEAN SERVICE, SANITATION, AND COVID**

**5.1** Rachel Chasseaud gave a presentation on the CityClean Service, Sanitation, and COVID.

**5.2** A resident raised that Sandhurst Avenue hasn't had their recycling collected for the past week, Rachel Chasseaud confirmed she'd investigate.

**RESOLVED:** Rachel Chasseaud to investigate recycling collection on Sandhurst Avenue.

**6 ANTI SOCIAL BEHAVIOUR REVIEW**

**6.1** Justine Harris recapped the report on the ASB review.

**6.2** A resident raised that in the review there is nothing about the government guidance or a single point of contact for ASB. Councillor Williams agreed that there should be a single point of contact and the Council needs to immediately help residents who are fearful of perpetrators.

**6.3** A resident was informed that it depends on the seriousness and nature of the ASB to determine how long it will take to take action against the perpetrators.

**6.4** Councillor Simson praised the swift action of the Council to deal with drug taking in the bin store of Lockwood Crescent.

**7 POSITIVE COMMUNITY NEWS**

**7.1** A resident confirmed that a disused bin store is being repaired to then be used as a community workshop.

**7.2** A resident confirmed the meeting rooms in Robert Lodge were being renovated.

**7.3** A weekly café project would be run to revitalise the community space in Bristol Estate.

**7.4** A resident raised that some bins were being installed in Bristol Estate area which would damage some green areas that were reserved, but the residents will be consulted about where they are being placed going forward.

**7.5** A resident requested that the East Area Panel send their best wishes to Councillor Mears.

**8 ANY OTHER BUSINESS**

The meeting concluded at 21:20

Signed

Chair

Dated this

day of