

BRIGHTON & HOVE CITY COUNCIL
EAST AREA HOUSING MANAGEMENT PANEL

7.00pm 22 SEPTEMBER 2014

ROBERT LODGE

MINUTES

Present: Councillors Mitchell (Chair)

Representatives: Patrick McKenna (Manor Farm), Alan Cooke (Craven Vale), Chris El-Shabba (Robert Lodge)

Non-Voting Delegates:

Officers: Keely McDonald (Resident Involvement Officer), Brett Wells (Health & Safety Manager), Satti Sidhu (Performance & Improvement Officer), Ododo Dafe (Head of Income, Inclusion & Improvement), Becky Purnell (Resident Involvement Manager), James Cryer (Partnering Manager, Mears), Laura Turner (Performance & Improvement Officer), John Peel (Democratic Services Officer)

Guests: Anne Glow

12 APOLOGIES

12.1 Apologies were received from Councillors Mears and Wilson.

13 MINUTES OF THE PREVIOUS MEETING

13.1 **RESOLVED-** That the minutes of the previous meeting held on 28 July 2014 be approved and signed as the correct record.

14 ELECTIONS / STRENGTHENING AREA PANELS

14.1 Following elections conducted via anonymous electronic voting, representatives for the central area were elected to the following groups:

Business & Value for Money Group

Representative: Chris El-Shabba
Representative: Patrick McKenna

Area Panel Deputy Chair

Chris El-Shabba

Due to low turnout, the Panel agreed that contact be made with all associations in the area regarding their interest to nominate representatives to the group where there was a vacancy.

15 TENANCY POLICY 2014

- 15.1 The Panel considered a report that outlined the draft Tenancy Policy 2014 and request feedback and comments on the draft document.
- 15.2 Chris El-Shabba stated that a local tenant had been told that they did not have a right to succession even though they had a joint bank account with the current resident.
- 15.3 The Performance & Improvement Officer clarified that some proof of residency was required to be eligible for succession.
- 15.4 Chris El-Shabba stated that she welcomed the focus on tenancy fraud and that this issue had been acted upon.
- 15.5 Alan Cooke stated his approval that the Policy went beyond the basic terms set out in the Localism Act.
- 15.6 **RESOLVED-** That the report be noted.

16 PERFORMANCE REPORT Q1 2014/15

- 16.1 The Head of Income, Inclusion & Improvement presented a report that covered Housing Management Performance during Quarter 1 of the 2014/15 financial year. The Head of Income, Inclusion & Improvement stated that the table provided figures and a RAG rating system against key performance indicators adding that the intention of the report was to provide Area Panels with information on Housing services performance and, as with previous versions of the report, comments and feedback on its presentation was welcomed to improve future versions.
- 16.2 Chris El-Shabba stated that she believed tenants should conduct tenant satisfaction with repair surveys as she felt people may be more honest and open in their replies.
- 16.3 The Partnering Manager, Mears clarified that where feasible, resident associations would conduct some surveys.
- 16.4 **RESOLVED-** That the report be noted.

17 SPRINKLERS HIGH RISE BLOCKS

- 17.1 The Panel considered a report that provided information on pilots for the retro fitting of sprinkler systems in high rise buildings. The pilots had been commissioned in response to a Rule 43 letters from the coroner's office and conducted with East Sussex Fire & Rescue Service.
- 17.2 Patrick McKenna asked if the sprinkler units would be in flats as well as communal areas.

17.3 The Health & Safety Manager confirmed that one device would be placed in the kitchen, lounge and bathroom of every flat. Furthermore, each sprinkler was highly tamper proof and when activated, would only emit in the area where fire was detected and not every sprinkler in the block would go off.

17.4 Patrick McKenna asked if the cost included in the report was accurate or an estimate.

17.5 The Health & Safety Manager confirmed that the cost was very accurate for the pilot schemes in St James' House and Somerset Point.

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

18 ITEMS FROM TENANT ONLY MEETING

18.1 **RESOLVED-** That the responses provided to the issues raised from the Tenant Only meeting be noted

19 COMMUNITY INTEREST COMPANY (FOR INFORMATION)

19.1 **RESOLVED-** That the Panel notes the information provided regarding CIC's.

20 CITY WIDE REPORTS

20.1 **RESOLVED-** That the minutes and reports of the various Citywide groups be noted.

21 ANY OTHER BUSINESS

21.1 Alan Cooke stated that residents had experienced continuing problems with the Post Office accessing flats. It had been explained to representatives that not much could be done.

21.2 The Resident Involvement Officer clarified that this issue was being followed up and the possibility of a key fob system investigated. Associations would be contacted when the results of that investigation were clear.

The meeting concluded at 7.55pm

Signed

Chair

Dated this

day of