

**Brighton & Hove  
City Council**

# **COUNCIL ADDENDUM**

**4.30PM, THURSDAY, 8 MAY 2014**

**COUNCIL CHAMBER, BRIGHTON TOWN HALL**



# ADDENDUM

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(b)	Academies. Amendment from the Labour & Co-operative Group. Proposed by Councillor Pissaridou (copy attached).	



<b>Council</b>	<b>Agenda Item 113</b>
8 May 2014	Brighton & Hove City Council

## **DEPUTATIONS FROM MEMBERS OF THE PUBLIC**

A period of not more than fifteen minutes shall be allowed at each ordinary meeting of the Council for the hearing of deputations from members of the public. Each deputation may be heard for a maximum of five minutes following which one Member of the Council, nominated by the Mayor, may speak in response. It shall then be moved by the Mayor and voted on without discussion that the deputation be thanked for attending and its subject matter noted.

Notification of one Deputation has been received. The spokesperson is entitled to speak for 5 minutes.

**(a) Deputation from Tenants leasing council owned properties in Stanmer Village.**

**(Spokesperson) – Mr. J. Knight**

Supported by:

Kathy Biggle and Neil Harding

Rosie Harrison

Daren and Adi Howarth,

Jason and Karen Knight,

Nicky and Ben Scroggins,

Karen Smithson, and

Jake and Astra Thompson.

**(b) Deputation from residents of 'Clarendon Area' regarding recycling.**  
**(Spokesperson) Ms. Jackie. Quinn**

Supported by:

Matthew Irish,

Alison Gray,

Clare Binney and

Alex Tindal



**Deputation from Tenants leasing council owned properties in Stanmer Village.  
(Spokesperson) – Mr. J. Knight**

I'm here on behalf of a number of Stanmer Villagers who are tenants in the council owned properties leased to the Brighton & Hove Estates Conservation Trust on September 28<sup>th</sup> 2005 for 20 years, the board of which includes two elected council members. One of the many requirements of the lease agreement is that the Trust keeps the properties in good repair and condition, and we do not believe that the trust is fulfilling this obligation. As the council granted this lease we feel this is a matter for which the Authority has a responsibility, and are asking for it to investigate our claims.

We also maintain the trust is not fulfilling its own stated objectives to pursue a policy of:

- conservation and improvement of cottages in Stanmer Village, and
- letting to local people whom it is hoped will contribute to the Village community

We have compiled a report which includes photographs, statements, letters and emails, consisting of some 50 pages, which illustrates issues of concern:

1. **Very poor condition of properties at the start of tenancies, and consistently substandard repairs.** A newly let cottage was in such poor state of repair that as a last resort, the new tenant called an officer from the council's Environmental Health. The damp and cold in these properties has, we feel, been a contributing factor in the ill health of at least three children in the village. We have raised the issue of non-sustainability, energy inefficiency and need for insulation on numerous occasions.
2. **Rental Increases in breach of Tenancy Agreements.** A clause in some of the Tenancy Agreements clearly states rental increases must be in line with the Retail Price Index. When a tenant recently queried a proposed rental increase of 15% in a new 12-month lease, they were issued, with a Notice of Eviction. This still stands, despite a petition of support signed by the entire Stanmer Village community.
3. **Insecurity.** Constant references are made to the higher rental at which our homes would be advertised should we not accept the Trust's new terms. When questioning a 20% rental increase, a tenant who'd lived in the village for 30 years was told the increase was non-negotiable and if she did not wish to pay it, they would serve notice.
4. **Dubious regard to the listed nature of the buildings.** In the farmhouse, the Trust stated an unsafe fireplace was a listed feature which couldn't be removed unless a higher rental be paid. Complaints regarding the replacement of classic iron-work guttering with cheap ill-fitting plastic guttering, which continued to leak, prompted the Trust to write to all tenants to say maintenance of guttering was our responsibility.

Despite many direct requests, or indirect cc'ing on email correspondence, the Trustees have consistently refused to engage with tenants on any specific complaints we have made. We are also very concerned that the Council's representatives on the Trust can support rental increases of 15-20% on these Council properties, given their backing to the recent motion put forward by Green Councillor Bill Randall, supported by Labour's housing spokesman Chaun Wilson, which calls for a cap on private rental increases.

## Brighton & Hove Estates Conservation Trust – Deputation on Tenant Grievances Supporting Information

The Trust claims that as a charity, all the income it receives from tenants' rents, aside from a small amount spent on administration, is spent on maintaining the properties and making rental payments to the council. However the most recent accounts available from the Charity Commission show that actually less than 50% of their income is spent on maintenance and rent, and the amount spent on repairs in 2013 was 50% lower than the previous year, despite a year-end surplus of some £30,000.

In conclusion, this deputation appeals to this council that it ensure our community's concerns are investigated to the extent that they fall within the remit of the Council and that it examines whether the Trust is fulfilling the role for which it was formed when it was set up by the Council. Poor property management and threats to evict tenants who do indeed contribute to the community, has resulted in extreme anger amongst village tenants and a real sense of injustice. We have a good community here, despite an increasingly high turn around of tenants. We also have competent skill-sets, which we already apply at our own expense to improve our homes. This has then been used to justify higher "market" rents. We suggest far greater involvement of the people who live in the village will be the way forward, particularly in the light of the recent huge public consultation on the future of Stanmer Park.



# Brighton & Hove Estates Conservation Trust – Deputation on Tenant Grievances Supporting Information

## Supporting Documentation – Extracts from BHECT Financial Report, March 2013.

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARENTEE)**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST MARCH 2013**

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The Trustees have pleasure in presenting their report and financial statements for the year ended 31st March 2013.

Brighton & Hove Estates Conservation Trust is a company limited by guarantee (Company registration number 5554194) and is registered as a charity (Charity registration number 1111811). It is governed by its Memorandum and Articles dated 5th September 2005.

The financial statements comply with current statutory requirements, the Memorandum and Articles of Association and Statement of Recommended Practice "Accounting and Reporting by Charities 2005".

### **Objectives and activities**

The Company was established in 2005 "to improve the conservation and enhancement of the natural and built environment of the South Downs within the area of Brighton & Hove and more particularly that of Stanmer Park".

The trustees have recently reviewed their strategy for pursuing the objectives of the Charity and have agreed their vision statement as follows:

"To help conserve Stanmer Village and Park in partnership with the community, other interested organisations and the City Council through an informed holistic approach and to promote greater understanding of the Village and Park for the benefit of the public, recognising its importance as a gateway to the South Downs National Park and operating on sound financial principles to be sustainable".

The Charity has overseen the substantial refurbishment of several properties now in its leasehold ownership in Stanmer Village and has pursued its policy of conservation and improvement of cottages in Stanmer Village as those have become vacant. The Charity pursues a policy of letting to local people whom it is hoped will contribute to the Village community.

The Trustees look forward to developing relationships with the newly formed South Downs National Park.

### **Relationship with Brighton & Hove City Council**

On 28th September 2005 Brighton & Hove City Council granted the company a 20 year lease over certain properties at Stanmer Village, Stanmer, Brighton.

The Trustees value the ongoing working relationship with Brighton & Hove City Council to the mutual benefit of both.

### **Achievements and performance**

Overseeing the commencement of the refurbishment and conservation of the Farmhouse and cottages in Stanmer Village was the main activity of the period; made possible by the support of Brighton & Hove City Council.

Brighton & Hove Estates Conservation Trust – Deputation on Tenant Grievances  
Supporting Information

**BRIGHTON & HOVE ESTATES  
CONSERVATION TRUST  
(LIMITED BY GUARANTEE)**

**DETAILED INCOME AND EXPENDITURE ACCOUNT  
FOR THE YEAR ENDED 31ST MARCH 2013**

	2013	2012
	£	£
<b>INCOME:</b>		
Rents receivable	106,246	100,365
Interest receivable	<u>23</u>	<u>28</u>
	<b>106,269</b>	<b>100,393</b>
<b>EXPENDITURE:</b>		
Rent	31,874	22,310
Repairs	15,558	33,821
Insurance	6,414	6,250
Light and heat	-	1,218
Security costs	-	1,840
Management fees	13,166	11,640
Depreciation	984	984
Interest on Council loan	1,764	1,672
Interest on legal fees	(327)	865
Legal and Counsel's fees	2,400	5,845
Audit and accountancy fees	<u>4,305</u>	<u>4,260</u>
	<u>76,138</u>	<u>90,705</u>
<b>SURPLUS for the year</b>	<b><u>30,131</u></b>	<b><u>9,688</u></b>

**Deputation from residents of 'Clarendon Area' regarding recycling.  
(Spokesperson) Ms. Jackie. Quinn**

I am making this statement on behalf of the residents of the 'Clarendon' area comprising Livingstone Road, Shirley Street, Clarendon Road, Goldstone Road, Ellen Street and the immediate surrounding area. It represents the views expressed by the overwhelming majority residents that Matthew Irish and I have spoken to over the last two months, and those who have emailed either Mr Irish or me.

Since last summer there has been an ongoing issue with the collection of refuse and recycling from the above named streets and this has been a cause of considerable anger and frustration for local residents. Residents have become confused about exactly when the refuse and recycling collections take place as there have been a number of changes. What most concerns residents is the fact that many of the communal bins fill up so quickly that residents are left only being able to place their rubbish bags around the base of the communal bins – an entirely unsatisfactory situation as seagulls, foxes, rats and other wildlife then rip into the bags and rubbish is strewn all around the area – a serious environmental health risk – and generally this rubbish is not picked up – it just blows about the streets. The recycling boxes have posed a similar issue with boxes being placed for collection but not being picked up because there is confusion about when they are to be collected. Once again, the rubbish tends to end up getting blown about the streets - this creates a vision of neglect and lack of public resources in a city which should pride itself on its appearance to both residents and visitors. Now there are communal recycling bins, but local residents are concerned that once again these will fill too quickly and recycling material will be left around the base of the bins – and thus nothing will have been resolved.

The residents are urging the council to provide clear information about the times of collections – perhaps this could be posted on the bins themselves? They are also urging the council to provide for more street cleaners to pick up the litter that arises from the refuse and recycling bins - to ensure that this area does not look run down and neglected, as it does at present.

Clarendon Road Recycling  
Supporting Information



# Clarendon Road Recycling Supporting Information





**WRITTEN QUESTIONS FROM COUNCILLORS**

The following questions listed on page 29 of the agenda have been received from Councillors and will be taken as read along with the written answers listed below:

**(a) Councillor Cox**

“With the welcome sight of the fountain in Victoria Gardens at last back in working order, what plans does the Council have for restoring the much more beautiful fountain in the Old Steine Gardens to its former and fully working glory in time for summer?”

**Reply from Councillor West, Chair of the Environment, Transport & Sustainability Committee.**

“Both the Victoria Fountain at the Old Steine and the Mazda Fountain in South Victoria Gardens are operational and have been since Easter.

When the winds are high or there is persistent heavy rain the gardeners turn them off for a while to prevent water spraying everywhere and annoying the public. It is possible that Councillor Cox was there during one of these periods.

Pre-season commissioning works are done in early April each year and the fountains operate from around Easter until October and are drained down for the winter for safety reasons. They are sometimes turned off during the Brighton Festival if their operation interferes with whatever event is being held in the immediate vicinity.”

**(b) Councillor G. Theobald**

“Brighton & Hove has a caravan site at Sheepcote Valley with 215 pitches, 124 of which are hardstanding. Will Cllr. West tell me why travellers who set up unauthorised encampments in the city’s parks are not directed to this site where all other visitors wishing to camp in the city would be expected to go?”

**Reply from Councillor West, Chair of the Environment, Transport & Sustainability Committee.**

“Thank you for your question.

Officers have informed me that the power to direct Travellers to a site is a power available to the police under S62a of the Criminal Justice and Public Order act 1994. It is not a power granted to the Local Authority. The Local Authority can, as a landowner, request that the police use their powers under s62a to direct Travellers to a site. Under s62a (6) this must be managed by a Local Authority within whose area the land is situated or a registered social landlord. In the case of Horsdean the site is run by the Local Authority. The

Caravan Club site at Sheepcote Valley now called Brighton Caravan Club is part of or associated with the Caravan Club and therefore not run by the Local Authority and is not a registered social landlord. The provision of S62a therefore does not apply and Travellers cannot be directed there.

Additional information below:

S62a

(5)The officer must consult every local authority within whose area the land is situated as to whether there is a suitable pitch for the caravan or each of the caravans on a relevant caravan site which is situated in the local authority's area.

(6)In this section—

- “caravan” and “caravan site” have the same meanings as in Part 1 of the Caravan Sites and Control of Development Act 1960;
- “relevant caravan site” means a caravan site which is—
  - (a) situated in the area of a local authority within whose area the land is situated, and
  - (b) managed by a relevant site manager;
    - “relevant site manager” means
      - (a) a local authority within whose area the land is situated;
      - (b) a registered social landlord;
    - “registered social landlord” means a body registered as a social and lord under Chapter 1 of Part 1 of the Housing Act 1996.”



**Item 117 Health & Wellbeing Board****CLARIFICATION**

For the avoidance of doubt, the amendments shown below in bold underlining have been made to paragraph 8.4 of the report by way of clarification

- 8.4. **Officer Executive Board** It is proposed that there be an Officer Executive Board consisting of the Directors of Children, Adults and Public Health and Head of Housing from the Local Authority and two representatives from the CCG.

Additional members from provider and other organisations, as agreed by the Board, may attend some or all meetings of the Board depending on the agenda.

The function of the Board would be:

- Make decisions, under existing officer delegations, on matters that the Board considers do not require Member level decision;
- To **be able to** propose items of business to go to Member level decision-making (HWB or Children);
- To help co-ordinate and plan the agenda of the HWB;
- To deal with other matters that the Board members consider appropriate.

NB The proposals under 8.4 above do not give officers additional decision-making powers and are in line with normal good practice when dealing with decision-making bodies whose functions that straddle across directorates.



**Council**

8 May 2014

**Agenda Item 117**

Brighton &amp; Hove City Council

**Subject:** Health & Wellbeing Board - Extract from the Proceedings of the Policy & Resources Committee Meeting held on the 1 May 2014

**Date of Meeting:** 8 May 2014

**Report of:** Head of Law

**Contact Officer:** Name: **Mark Wall** Tel: **29-1006**  
E-mail: mark.wall@brighton-hove.gcsx.gov.uk

**Wards Affected:** All

**FOR GENERAL RELEASE**

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***Action Required of the Council:***

To receive the item referred from the Policy &amp; Resources Committee for approval:

**Recommendations:**

- (1) That the proposals set out in paragraphs 6.7 to 11.4 and appendix 2 to the report be agreed;
- (2) That the proposed changes come into effect immediately after Annual Council meeting on 15<sup>th</sup> May 2014;
- (3) That the Chief Executive be authorised to take all steps necessary, conducive or incidental to the implementation of the proposals, including entering into section 75 Agreements;
- (4) That the intention to provide system leadership, achieve greater joint commissioning and integration of services between the Council and the CCG be noted;
- (5) That it be agreed to keep the effectiveness of the arrangements under review; and
- (6) That the recommendations of the Independent Remuneration Panel regarding allowances for the Lead Member for Adult Social Services as set out in paragraph 9.2 of the report be agreed.

**POLICY & RESOURCES COMMITTEE**

**4.00 pm 1 May 2014**  
**COUNCIL CHAMBER, HOVE TOWN HALL**

**DRAFT MINUTES**

**Present:** Councillor J Kitcat (Chair); Councillors G. Theobald (Opposition Spokesperson), Morgan (Group Spokesperson), Hamilton, Lepper, A. Norman, Peltzer Dunn, Randall, Shanks and Sykes.

**PART ONE****176. HEALTH AND WELLBEING BOARD**

- 176.1 The Monitoring Officer introduced the report which set out proposed changes to the role, purpose and ways of working of the Health & Wellbeing Board to reflect the need for greater co-ordination and integration of health and local authority functions. He noted that the changes would provide the Board with real decision-making powers which would enable it to be forward thinking and initiate action and policy development. It was in line with the intentions of the Health & Wellbeing Act and had the full support of the cross-part Constitution Review Working Group and the Leaders Group. He was aware that some Members had expressed reservations about the proposed changes but stated that the remit of the Board would be kept under review and any changes could be brought forward as part of a report on the review of the constitution.
- 176.2 The Chair welcomed the report and stated that the integration of health and local authority functions was a positive approach and step forward. He noted that the Clinical Commissioning Group (CCG), had been fully consulted and were supportive of the changes and that many other authorities were in the process of making similar arrangements. He therefore hoped that the proposals would be supported.
- 176.3 Councillor Morgan stated that he believed it was the right way forward to integrate the various functions and welcomed the political consensus, although he did have reservations around the constitutional aspects i.e. that the local authority membership did not reflect the committee system that the council had adopted and meant that decision-making was in the hands of a small number of elected representatives. However, he was prepared to support the recommendations and to keep the process under review.
- 176.4 Councillor G. Theobald stated that whilst he supported the proposals, he was concerned about the establishment of an Officer Board that would be able to influence the agenda setting for meetings of the Health & Wellbeing Board, as set out in paragraph 8.4 of the report.
- 176.5 The Monitoring Officer stated that no additional powers were being given to officers, but rather the need for various officers to meet was being highlighted as the Board's functions cut across a number of areas. There would be a need for those lead officers to meet and discuss matters and identify reports that would need to be taken to the Board for consideration.

- 176.6 Councillor A. Norman stated that the Board was going to be a very powerful committee and noted that reference was made to referred powers at paragraph 7.7 of the report for housing, transport, environmental health and arts and culture and asked for clarification of this in respect of the formal executive committees that existed.
- 176.7 The Monitoring Officer stated that the respective committees retained the decision-making powers for their areas, however the intention was to identify that the Board could discuss those matters as they were likely to have an impact on health considerations. He noted that the constitution gave every committee referred powers to discuss any areas that may impact on their own responsibilities.
- 176.8 Councillor Randall also referred to paragraph 7.7 and welcomed the recognition of the fact that arts and culture could have an impact of the health and wellbeing of individuals.
- 176.9 Councillor Peltzer Dunn referred to paragraph 8.4 and stated that he could accept the first bullet point but had concerns over the remaining bullet points as it appeared agendas would be officer led rather than Member led; and queried who would be able to put items onto the agendas of the Board.
- 176.10 The Monitoring Officer stated that it was intended to have Chair's pre-meetings whereby possible items for future agendas could be raised and agreed.
- 176.11 The Chair stated that he expected the agenda setting process to follow that of committees and therefore Members and members of the public would be able to influence the agenda.
- 176.12 The Chair then put the recommendations to the vote.
- 176.13 **RESOLVED TO RECOMMEND:**
- (1) That the proposals set out in paragraphs 6.7 to 11.4 and appendix 2 to the report be agreed;
  - (2) That the proposed changes come into effect immediately after Annual Council meeting on 15<sup>th</sup> May 2014;
  - (3) That the Chief Executive be authorised to take all steps necessary, conducive or incidental to the implementation of the proposals, including entering into section 75 Agreements;
  - (4) That the intention to provide system leadership, achieve greater joint commissioning and integration of services between the Council and the CCG be noted;
  - (5) That it be agreed to keep the effectiveness of the arrangements under review; and
  - (6) That the recommendations of the Independent Remuneration Panel regarding allowances for the Lead Member for Adult Social Services as set out in paragraph 9.2 of the report be agreed.



**Council**

8 May 2014

**Agenda Item 117 (A)**

Brighton &amp; Hove City Council

<b>Subject:</b>	<b>Area Panel Boundaries and the Housing Management Consultative Committee - Extract from the Proceedings of the Policy &amp; Resources Committee Meeting held on the 1 May 2014</b>		
<b>Date of Meeting:</b>	<b>8 May 2014</b>		
<b>Report of:</b>	<b>Monitoring Officer</b>		
<b>Contact Officer:</b>	<b>Name: Mark Wall</b>	<b>Tel: 29-1006</b>	
	<b>E-mail: mark.wall@brighton-hove.gcsx.gov.uk</b>		
<b>Wards Affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE*****Action Required of the Council:***

To receive the item referred from the Policy &amp; Resources Committee for information:

**Recommendations:**

- (1) To note the extract and the report.

**POLICY & RESOURCES COMMITTEE****4.00 pm 1 May 2014****COUNCIL CHAMBER, HOVE TOWN HALL****DRAFT MINUTES**

**Present:** Councillor J Kitcat (Chair); Councillors G. Theobald (Opposition Spokesperson), Morgan (Group Spokesperson), Hamilton, Lepper, A. Norman, Peltzer Dunn, Randall, Shanks and Sykes.

**PART ONE****178. AREA PANEL BOUNDARIES AND THE HOUSING MANAGEMENT CONSULTATIVE SUB-COMMITTEE**

- 178.1 The Monitoring Officer introduced the report which set out proposed changes to the council's resident involvement structure by realigning geographical boundaries of Area Panels to match ward boundaries. The report also proposed that the Housing

Management Consultative Sub-Committee be discontinued and that revised arrangements and ways of working be introduced to ensure more effective tenant consultation and input into the decision-making process. Whilst there had been an effective role under the executive system, it was felt that under a committee system there was a level of duplication with both the Area Panels and the Sub-Committee. The Monitoring Officer also noted that future reports to the Housing Committee would include comments from the Area Panels the Tenant Scrutiny arrangements had now come into operation and had taken two reports to date to the Housing Committee.

- 178.2 Councillor Randall welcomed the report and stated that he felt there were a number of avenues whereby tenants could put forward their views and influence matters right up the Housing Committee itself and therefore the sub-committee was not needed. He was aware that an indicative vote by tenants at the last sub-committee had shown support for its retention, but that there had been divided views at the Area Panels. He also noted that the Leaders Group supported the proposal and that Councillor Peltzer Dunn had expressed his opposition to it at various meetings.
- 178.3 Councillor Peltzer Dunn stated that he wished to move an amendment on behalf of the Conservative Group to delete the second recommendation listed in the report and thereby effectively retain the Housing Management Consultative Sub-Committee. He acknowledged that there were a number of avenues for tenant consultation but felt that the loss of 6 meetings a year would not have that much impact. He fully supported the changes for the Area Panels but felt that the sub-committee provided an opportunity for residents across the city to make representations directly to Members.
- 178.4 Councillor G. Theobald formally seconded the amendment.
- 178.5 The Chair noted the comments and stated that as part of the establishment of the tenant scrutiny process it had been envisaged that the sub-committee would be discontinued. The Housing Committee was open to anyone to attend and for public items to be raised, and he believed with the various opportunities for matters to be raised the loss of the sub-committee would not diminish the voice of tenants from being heard.
- 178.6 Councillor Morgan stated that he welcomed the realignment of the Area Panels and noted that as part of the review of the constitution with the introduction of the committee system, the Working Group had maintained that the need for sub-committees should be limited. Now that the tenant scrutiny process was in place and the area panels reformed, he believed that it was appropriate to lose the sub-committee but noted that the arrangements could be kept under review as part of the general review of the constitution. --
- 178.7 The Chair noted the comments and put the Conservative Group amendment to the vote which was lost. He then put the recommendations to the vote
- 178.8 **RESOLVED:**
- (1) That the redrawing of the 4 Area Panel area boundaries, as shown in appendix 1 to the report, to align with ward boundaries be agreed;



- (2) That the abolition of the Housing Management Consultative Sub-Committee be approved.

Note: Councillors A. Norman, Peltzer Dunn and G. Theobald wished their names recorded as having voted against resolution (2) above.



<b>Subject:</b>	<b>Area Panel Boundaries and the Housing Management Consultative Sub-Committee</b>
<b>Date of Meeting:</b>	<b>1 May 2014</b>
<b>Report of:</b>	<b>Monitoring Officer and Executive Director, Environment, Development &amp; Housing</b>
<b>Contact Officer: Name:</b>	<b>Abraham Ghebre-Ghiorghis Tel: 291500</b>
<b>Email:</b>	<b>Abraham.ghebre-ghiorghis@brighton-hove.gcsx.gov.uk</b>
<b>Ward(s) affected:</b>	<b>All</b>

**FOR GENERAL RELEASE**

**1. PURPOSE OF REPORT AND POLICY CONTEXT**

- 1.1 This report proposes changes to the council's resident involvement structure by realigning the geographical boundaries of Area Panels to match ward boundaries. It also proposes that the Housing Management Consultative Sub-Committee (HMCSC) be discontinued, but revised arrangements and ways of working be introduced to ensure more effective tenant consultation and input into the decision-making process.

**2. RECOMMENDATIONS:**

That the Policy & Resources Committee:-

- 2.1 Approves the redrawing of the 4 Area Panel area boundaries, as shown in Appendix 1, to align with ward boundaries
- 2.2 Approves the abolition of the Housing Management Consultative Sub-Committee

**3. CONTEXT/ BACKGROUND INFORMATION**

**Area Panel boundaries**

- 3.1 There are currently 4 Area Panels – North & East, West Hove & Portslade, East and Central, which meet 4 times a year to consider reports relating to the council's role as landlord and to make recommendations to the HMCSC. Membership is made up of all ward councillors within the boundaries of the Panel and tenant/resident representatives. 8 of the council's 21 wards straddle Area Panel areas and one of those 8 straddles 3 Area Panel areas. The current Area Panel areas relate to old housing office areas.
- 3.2 Aligning housing area panel areas with ward boundaries would have a number of advantages. It would allow for closer identification with ward councillors, and allow them to focus their attention on only one area. It would also avoid "straddling." The map at Appendix 1 shows the current Area Panel boundaries shaded by different colours, with the proposed four areas to match ward

boundaries denoted by the bold black lines. The change will also bring a new mix of tenant representatives together to share experiences and or learn from each other.

- 3.3 A reduction in the number of Panels to three was considered, but was not supported by Panel members. When they were consulted on changing the areas to match ward boundaries, two of the area panels favoured alignment with ward Boundaries (78% and 68%) and two favoured retaining the status quo (57% and 71%)

### **Area Panels Ways of Working**

- 3.4 Currently all Panels are chaired by a member of the Administration. Attendance at some Panel meetings has been in decline. On several occasions, there were more officers than tenants in attendance.
- 3.5 Realigning the Panels is an opportunity to reinvigorate and strengthen them. It is proposed that a tenant representative should be elected to be Deputy Chairperson of an Area Panel, working with and substituting for the councillor Chair. Panels were consulted on this, together with a suggestion that instead of a member of the administration automatically being Chair, a councillor for area should be elected Chair by all ward councillors for the area. All Panels were in favour of having a tenant/resident as Deputy Chair and three were in favour of a councillor being elected by fellow councillors. (100 % 100 % and 56%).
- 3.6 In order to strengthen the ability of tenants to influence decisions and to have their views taken into account, it is proposed that all reports being submitted to the Housing Committee relating to the functions of the Council as a housing landlord should first be consulted upon at Area Panels. The Panels' views would then be included within the Community Engagement & Consultation section of reports. This would allow all Members to be apprised of the panels' views.

### **Future of the Housing Management Consultative Sub-Committee (HMCSC)**

- 3.7 The HMCSC comprises 8 elected Members and up to 12 non-voting co-optees. It has no decision-making powers. Instead it makes recommendations to the Housing Committee. As the only Sub-Committee within the council (other than standards and personnel appeal panels which technically have sub-committee status) it is unusual in the Council's constitution.
- 3.8 There is significant overlap and duplication between HMCSC and the Area Panels. Both provide a forum for tenant consultation, and for tenant representatives and councillors to jointly debate matters. Area Panels provide the main mechanism for tenant consultation and is where residents are at the heart of discussions. At HMCSC, tenants rarely speak before councillors, and the seating layout (councillors in the front row, and tenant representatives behind them) add to the feeling that the tenant representatives' place is secondary.
- 3.9 Housing Services, and the council generally need to make efficiencies in time

and costs in order to meet increasing demands on services. HMCSC meetings require significant staff and financial resources which could be more effectively used to meet these needs. It has been calculated that the average cost of each HMCSC meeting is £3,200 per meeting, and there are usually 5 meetings each year.

- 3.10 Currently, tenants attending association meetings and Area Panels report that they have very little feedback about what happens at HMCSC. This raises doubts about the relevance of the Sub-Committee.
- 3.11 HMCSC does not make decisions and its role is purely advisory. When the Council had an executive system with only one Executive Councillor making decisions, it made sense to have a Consultative Sub-Committee to advise and inform the decision of the Cabinet member. In the current cross-party committee system, the Sub-Committee stands out as an unnecessary and dated way to achieve limited consultation with a limited number of tenants – particularly when other methods are available. It is therefore proposed that the HMCSC be abolished.
- 3.12 At the East Area Panel, residents who commented about the proposed abolition, mainly spoke in favour. There was some ambivalence at the North & East Panel, although some residents did comment that they would be unhappy to see the Sub-Committee abolished. At both the West and Central Area Panel meetings, a vote was taken and residents were opposed to the proposals. An indicative vote of tenant representatives at HMCSC on 1 April was also unanimously opposed to the proposal.
- 3.13 If the proposal to abolish the Sub-Committee is agreed, tenants will still be able to make their views known through the normal democratic processes – deputations, letters etc. Further, Area Panel views will be included in all reports – see paragraph 3.5 above.

#### **4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS**

- 4.1 Consideration was also given to reducing the number of Area Panels to 3, which would have brought about savings. However, there were concerns that Panel Areas would be too large; tenants would not attend meetings that were not local, travel distances would be too far, and there would be insufficient time to hear from everyone. This proposal was not acceptable to tenants.

#### **5. COMMUNITY ENGAGEMENT & CONSULTATION**

- 5.1 There has been consultation with all four Area Panels on the proposals to strengthen them and change their geographical boundaries. The results of that consultation have been incorporated in the body of the report. Further, the Panels and HMCSC were afforded the opportunity to make comments about the proposal to abolish the Sub-Committee. Those comments are also included in the body of the report.

## 6. CONCLUSION

- 6.1 The proposals in the report will lead to a streamlining of the council's tenant consultation procedures. .

## 7. FINANCIAL & OTHER IMPLICATIONS:

### Financial Implications:

- 7.1 The costs of HMCSC meetings in Hove Town Hall mentioned in paragraph 3.2 above, mainly relate to staff time so the actual direct revenue savings to the Housing Revenue Account will be negligible. However, it is likely that staff time will be saved in Housing, financial services, legal services and democratic services.

*Finance Officer Consulted: Monica Brooks*

*Date: 22/04/14*

### Legal Implications:

- 7.2 According to Article 13 of the Council's constitution, Policy & Recourses Committee has powers to approve the establishment, abolition or changes to any Sub-Committee. The committee therefore has sufficient powers to make the decisions recommended at paragraphs

*Lawyer Consulted: Liz Woodley*

*Date: 10/04/14*

### Equalities Implications:

- 7.3 There are no significant Equality and Diversity issues.

### Sustainability Implications:

- 7.4 There are no significant Sustainability Implications.

### Any Other Significant Implications:

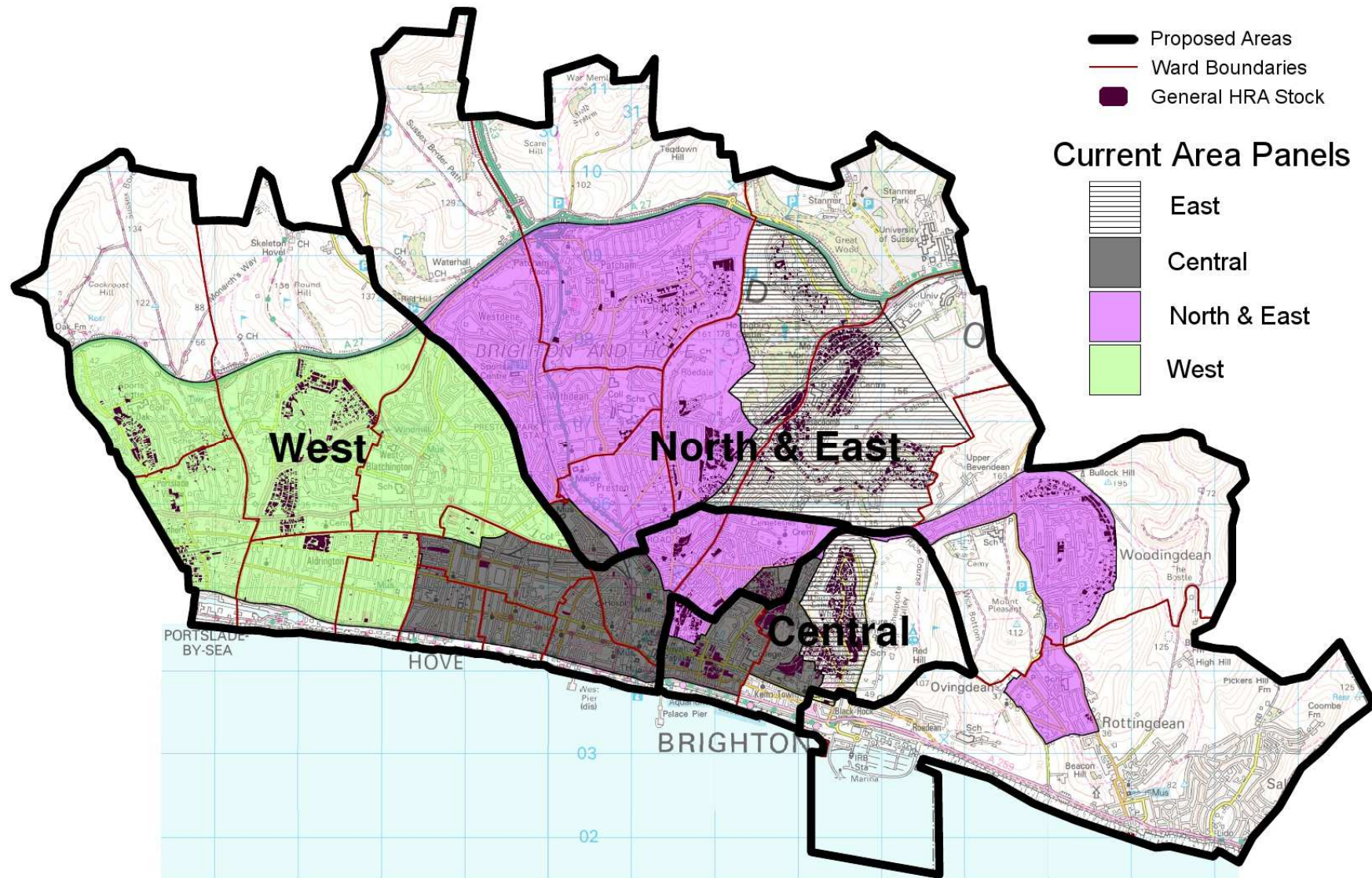
- 7.5 None.

## **SUPPORTING DOCUMENTATION**

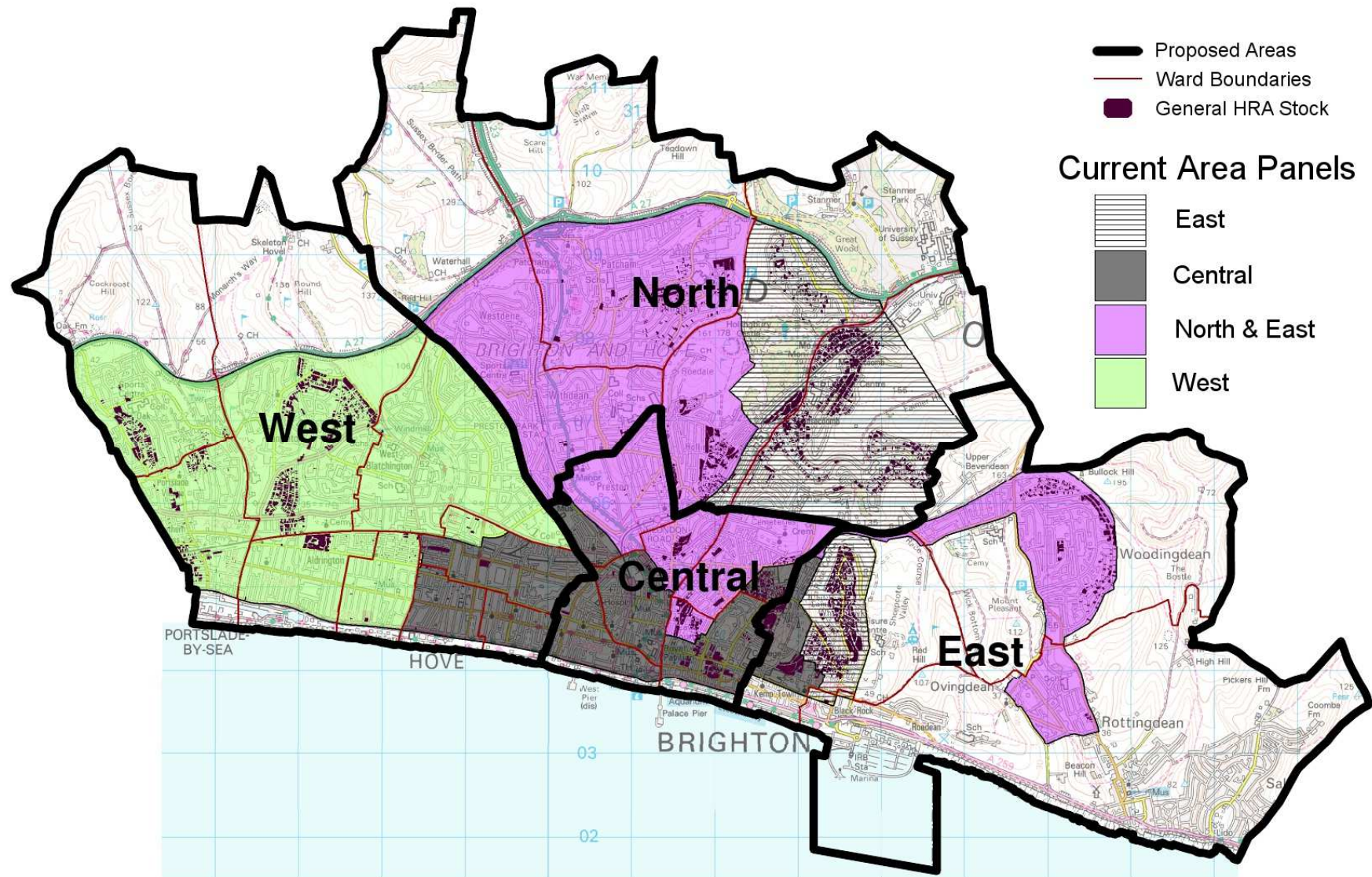
### **Appendices:**

1. Map of Housing Area Panel Boundaries (Based on three panels)
2. Map of Housing Area Panel Boundaries (Based on three panels)

### Current and proposed (3) Area Panel boundaries to match housing areas



### Current and proposed (4) Area Panel boundaries





<b>Subject:</b>	<b>Future of the Housing Management Consultative Sub-Committee (discussed under Chair's Communications - Extract from the Proceedings of the Housing Management Consultative Sub-Committee Meeting held on the 1<sup>st</sup> April 2014</b>		
<b>Date of Meeting:</b>	<b>1 May 2014</b>		
<b>Report of:</b>	<b>The Monitoring Officer</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Caroline DeMarco</b>	<b>Tel: 29-1063</b>
	<b>E-mail:</b>	caroline.demarco@brighton-hove.gcsx.gov.uk	
<b>Wards Affected:</b>	All		

**FOR GENERAL RELEASE**

***Action Required of the Policy & Resources Committee:***

To receive the item referred from the Housing Management Consultative Sub-Committee for information:

**Recommendation:**

- (1) That the allocation of funding as shown in Appendices 2 and 3 to the report be agreed for inclusion within the Council's Capital Investment Programme 2014/15.

**HOUSING MANAGEMENT SUB-COMMITTEE**

**3.00 pm 1 April 2014**

**COUNCIL CHAMBER, HOVE TOWN HALL**

**DRAFT MINUTES**

**Present:** Councillor Randall (Chair); Councillor Peltzer Dunn (Opposition Spokesperson), Councillor Farrow (Opposition Spokesperson), Councillors Mears, West and Wilson

**Tenant Representatives** Heather Hayes (Brighton East Area Housing Management Panel), Jason Williams (Central Area Housing Management Panel), Alison Gray (Central Area Housing Management Panel), J Barry Hughes (North & East Area Housing Management Panel), Roy Crowhurst (West Hove & Portslade Area Housing Management Panel), John Melson (High Rise Action Group), Tony Worsfold (Leaseholder Action Group), Charles Penrose (Sheltered Housing Action Group) and Ann Packham (Tenant Disability Network)

## **PART ONE**

### **Future of the Housing Management Consultative Sub-Committee (discussed under Chair's Communications)**

- 49.6 Councillor Farrow asked the Chair if there could be a discussion on the future of the Sub-Committee. The Housing Management Area Panels had become aware of the administration's proposal to abolish the HMCSC.
- 49.7 The Chair explained that this was not solely the administration's proposal. The matter had been discussed at both the Constitution Review Working Group and Leaders' Group and a decision had not yet been taken. A report on the future of the Sub-Committee would be submitted to the Policy and Resources Committee on 1 May. In the meanwhile, the matter had been discussed at the Area Panels. The East Area Panel had been well attended and there was a split view on the subject. Some people had felt that there was too much politics in the Sub-Committee. 85% of those present favoured having four area panels that reflected ward boundaries.
- 49.8 Councillor Mears expressed concern that tenants were not given the opportunity to vote on this matter or give their views. This was possibly the last meeting of the Housing Management Consultative Sub-Committee.
- 49.9 The Chair replied that the proposal was not a secret. Political group leaders would have known about the proposal since July 2013.
- 49.10 Councillor Peltzer Dunn accepted that this matter had been raised at the Constitution Review Working Group of which he was a member. He felt it would be a retrograde step to disband the Sub-Committee. The West Area Housing Management Panel had called for a vote but had been told by officers that tenants did not have the right to vote on this matter. 100% of the tenants had been against the abolition of the Sub-Committee. He suggested that an indicative vote was taken on this issue.
- 49.11 Councillor West noted that it appeared that consideration of this proposal had been going on for some time. He was surprised that councillors had not raised their objections before. If councillors were unhappy with the proposal they would have an opportunity to change the recommendations at the Policy & Resources Committee, where the administration did not have a majority. The proposal had to be decided by mutual agreement.
- 49.12 The Chair stated that there were two City Assembly meetings a year and a Tenants Scrutiny Panel. He considered that the Housing Management Area Panel meetings were more useful than the Sub-Committee. The proposals would not affect the various action groups such as the Hi Rise Action Group.
- 49.13 John Melson considered that the action groups would be affected as they did not have representatives on the Area Panels. He questioned which area panel, would be appropriate for members of the Hi Rise Action Group to attend.
- 49.14 The Chair noted that Mr Melson had been in attendance at the Central Area Panel.

- 49.15 Mr Melson stated that there had been consultation with councillors but not with tenants' groups. Tenants had made it clear at a meeting with the Head of Income, Involvement & Improvement that they did not accept the proposal to disband the Sub-Committee. Mr Melson stated that tenants should be allowed to vote on the issue.
- 49.16 Heather Hayes stressed that there was currently an opportunity for tenants to speak to councillors and senior officers at the Sub-Committee meeting. She expressed concern that this would not be the case at the Area Panel meetings.
- 49.17 The Chair agreed that it was important that senior staff should attend the Area Panels. It was also important that there was good tenant attendance at the meetings.
- 49.18 Tony Worsfold queried where the views of the Leaseholder Action Group would be considered. Mr Melson agreed that leaseholders had a genuine concern as they would not have a voice in future.
- 49.19 The Chair agreed for an indicative vote from tenants at the meeting. There was a unanimous vote in favour of retaining the Housing Management Consultative Sub-Committee.



**NOTICE OF MOTION****LABOUR & CO-OPERATIVE GROUP AMENDMENT****ACADEMIES**

*Insert text in paragraphs 1, 2 and 3 below as shown in bold italics and delete the text as struck through.*

~~“This council is opposed in principle to academy status as advocated by current and previous national governments and is therefore concerned that one of our secondary schools, Hove Park, is considering opting to become an academy~~ ***the fragmentation of our local network of schools.***

This council believes that a policy to ~~privatise education~~ removes ***of academies and free schools reduces*** the ability of the local authority to fulfil its statutory duty of planning school places and supporting school improvement.

This Council recognise the improvements that have been made in all its schools, and support parents and unions in calling for our community’s schools to remain under the democratic aegis of the local authority ***and wants to see full consultation with parents by any school considering Academy status***”

Proposed by: Councillor Pissaridou

Seconded by: Councillor Lepper

