

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

**7.00pm 19 SEPTEMBER 2016**

**THE VALE, HADLOW CLOSE**

**MINUTES**

**Present:** Chris El-Shabba (Chair)

**Representatives:** John Penfold (South Hawk), Janet Gearing (Woodingdean), Lyn Bennett (Manor Farm)

**Non-Voting Delegates:** Mary Whitner (South Hawk)

**Officers:** Jeff Tourmentin (Mears General Manager), Becky Purnell (Resident Involvement Manager), Glyn Huelin (Business Performance Manager), Ododo Dafe (Head of Income, Involvement & Improvement)

**Guests:**

**9 APOLOGIES**

9.1 Apologies were received from Councillor Mary Mears, Martin Reid, Therese Youngman, Gordon Roberts, Patrick McKenna and Sharon Terry.

**10 MINUTES OF THE PREVIOUS MEETING**

**11 CHAIR'S COMMUNICATIONS**

**12 RESIDENTS QUESTION TIME**

12.1 (Item 1 – Elderly Resident's and decent home standard)

12.2 **RESOLVED** – That the response was satisfactory.

12.3 (Item 2 – Anti Social behaviour)

12.4 **RESOLVED** – That the response was satisfactory.

12.5 (Item 3 – Area Panel agenda setting)

12.6 **RESOLVED** – That the response was satisfactory.

12.6 (North Ward 3 - Star Item 1 – Communication and responses to Blue Page Items)

12.7 The Resident Involvement Manager explained the role of 3 star items to the panel.

12.8 **RESOLVED** – That the response was satisfactory.

12.9 (3 Star Item 2 – Wheelie bins and rubbish – community protection notices)

12.10 **RESOLVED** – That the response was satisfactory.

12.11 (3 Star Item 4 – Communication between departments)

12.12 Residents stated the following concerns and enquiries:

- There are problems regarding the exchange of budgeting and delegation of duties.
- Dismay regarding delegation of job and work by different departments as there's not enough workforce to tend to all the work that is required.
- If there was any possibility of employing a road sweeper before cutting grass as possible health and safety could be hindering residents cleaning up estates.

12.13 Officers responded to the aforementioned concerns and enquiries with the following:

- Due to difference of departments, residents get used to holding specific departments to account. The officer noted the complicated nature of departmental work.
- BHCC are currently looking at different ways departments can communicate better so as to utilise public funds more efficiently.

12.14 **RESOLVED** – That the response was satisfactory.

12.15 (3 Star Item 5 – Code of conduct)

12.16 **RESOLVED** – That the response was satisfactory.

12.17 (3 Star Item 6 – Hedges)

12.18 The Head of Income, Involvement and Improvement stated that inspections take place 4 times a year.

12.19 **RESOLVED** – That the response was satisfactory.

12.20 (3 Star Item 7 - Garden assistance for elderly and disabled people)

12.21 **RESOLVED** – That the response was satisfactory.

12.22 (3 Star Item 8 – Homemove Applications)

12.23 **RESOLVED** – That the response was satisfactory.

12.24 (West Ward – 3 Star Item 1 – Estate Development Budget)

- 12.25 The Resident Involvement Manager offered to follow up on a resident's concerns regarding the lack of work carried out on door locks, a bid which was made in 2012.
- 12.26 **RESOLVED** – That the response was satisfactory.
- 12.27 (3 Star Item 2 – Boiler replacement at Woods House)
- 12.28 **RESOLVED** – That the response was satisfactory.
- 12.29 (3 Star Item 3 – Scaffolding and home contents insurance)
- 12.30 The Resident Involvement Officer stated that an article regarding residents having to contact their home insurance company will be coming in the next edition of Homing In.
- 12.31 **RESOLVED** – That the response was satisfactory.
- 12.32 (3 Star Item 4 – Philip Court Entry Phone)
- 12.33 **RESOLVED** – That the response was satisfactory.
- 12.34 (3 Star Item 5 – Maintenance and repairs schedule)
- 12.35 **RESOLVED** – That the response was satisfactory.
- 12.36 (3 Star Item 6 – Inspection of work)
- 12.37 **RESOLVED** – That the response was satisfactory.
- 12.38 (3 Star Item 7 – Contractors)
- 12.39 Residents stated the following concerns:
- There appears to be an awarding of specific contracts to specific bodies
  - What happens if a contractor becomes bankrupt
- 12.40 Officers responded to resident's concerns with the following:
- Clarifying BHCC's approach to contractors
  - BHCC has to carry out proper procurement
  - Contingency plans are in place to deal with bankrupt contractors
- 12.41 (Central Ward – 3 Star Item 1 – Unresolved work at Warwick Mount)
- 12.42 **RESOLVED** – That the response was satisfactory.
- 12.43 (3 Star Item 2 – Highden, Westmount and Crown Hill)
- 12.44 **RESOLVED** – That the response was satisfactory.

12.45 (3 Star Item 3 – Information of Major Works)

12.46 **RESOLVED** – That the response was satisfactory.

12.47 (3 Star Item 4 – Cost of Estate Development Budget Work)

12.48 **RESOLVED** – That the response was satisfactory.

### **13 REPAIRS AND IMPROVEMENT UPDATE**

13.1 The Business and Performance Manager, presented the update highlighting the overcharging of repairs contracts in the past. He noted that initially a report went to committee in January, Councillors asked for an update every 6 months through area panels. He also stated that the report highlighted the next steps, progress within partnerships and residents involved with the management group.

13.2 An Officer agreed with a resident on the point that there has been a marked improvement in service, he furthered that an indicator of this was the 126 apprenticeships to the City.

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

### **14 SOMERSET POINT SPRINKLER PROJECT**

14.1 The panel considered a report that outlined a program to install a new sprinkler system at one of Brighton's high-rise block of flats.

14.2 Residents had the following concerns and enquiries:

- If it would be possible to expand to Essex Place due to recent fire.
- When will residents find out which flats/blocks will receive this

14.3 Officers responded to resident's concerns with the following:

- Once a review of various flats takes place, BHCC will review what will need to take place
- BHCC will always work with the residents concerned through Tenant's Residents Associations.
- The fire service have so far committed to providing 2 blocks for now through determination of where this will be is still to take place.

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

### **15 NEW HOMES FOR NEIGHBOURHOODS UPDATE**

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

### **16 CITY WIDE REPORTS**

**17 ANY OTHER BUSINESS**

- 17.1 An officer confirmed that the reorganisation will take place on the 3<sup>rd</sup> October; they noted that residents shouldn't notice any difference and that all information will be available on the website.

The meeting concluded at 21:20pm

Signed

Chair

Dated this

day of