

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: EAST AREA

7.00pm 21 OCTOBER 2019

BRISTOL ESTATE COMMUNITY ROOM

MINUTES

Present: Chris El-Shabba (Deputy Chair)

Representatives: Alan Cooke (Secretary Craven Vale C.A), Rosemary Johnson (Leaseholder Rep), Janet Gearing (Woodingdean).

Officers: Keely McDonald (Community Engagement Officer), Grant Ritchie (Lead Consultant – Health & Safety), Glyn Huelin (Head of Housing Repairs & Improvement), Justine Harris (Head of Tenancy Services), Robert Walker (Head of Operations – City Parks)

Guests: Sarah Booker-Lewis (Local Democracy Reporter)

22 APOLOGIES

22.1 Apologies were received from Councillor Nichole Brennan (Chair), Councillor Steve Bell, Councillor Dee Simson, Brenda Murphy, Lynn Bennett and Martin Reid.

22.2 Chris El-Shabba Chaired the Meeting as Deputy Chair.

23 MINUTES OF THE PREVIOUS MEETING

23.1 **AGREED** – that the minutes were an accurate of the meeting which took place on the 2nd September 2019.

24 CHAIR'S COMMUNICATIONS

24.1 The Chair had the following communications:

“Over the next few months Brighton & Hove City Council will be carrying out stock condition surveys to support the development of future investment plans for our housing stock.

The Council has precured an external contractor, Michael Dyson Limited, to carry out the surveys for council owned homes, the outside of blocks and common ways. A sample of 20% of homes and 100% of blacks will be surveyed, with surveys starting in November 2019 and ending in February 2020.

We will be writing to residents directly when we are planning to survey homes. There will be posters and information on the council website.

We are planning on undertaking a rolling 20% of surveys each year over the next four years to ensure all the Council housing stock is surveyed.”

25 RESIDENTS QUESTION TIME

25.1 (Item 1 – Decent Homes Standard)

25.2 Residents stated the following statements, enquiries and concerns:

- Information was sought regarding whether the decent home standard was being removed.
- It was stated that there was no reference to whether the standard would be stuck to or if it would be reviewed.

25.3 Officers responded to resident's statements, enquiries and concerns with the following:

- The standard was not currently being reviewed.
- It was stated that there was no current timescale set.
- It was stated that efforts would be made to replace 2-300 kitchens and bathrooms.
- It was confirmed that stock condition surveys were currently being carried.

25.4 **AGREED** – that the response was satisfactory.

25.5 (Item 2 – Anti-social Behaviour at Robert Lodge.)

25.6 A resident expressed their ongoing concern with the current situation and noted that this would soon be raised with police.

25.7 **AGREED** – that the response was satisfactory.

26 CITY WIDE REPORTS

26.1 An officer noted that the Housing Committee Decision Record

26.2 An officer gave a brief update on the Housing Committee Work Plan and stated the following:

- Housing Committee Future reports would be brought back to future area panels.
- 5 key areas were identified where members had agreed to prioritise specific areas.
- Various key targets were being considered such as 800 councils, 700 additional affordable homes along with continued improvement of council housing.
- It was proposed that presentations be brought to future area panels.

26.3 Residents had the following concerns, enquiries and concerns:

- Clarification was sought regarding affordability.
- A resident enquired if the 700 new homes would be available at Council rent levels

26.4 An officer responded to resident's concerns, enquiries and concerns with the following:

- An officer referred to the additional resources available and stated that funding arrangements would be provided in a report from Housing Committee.
- It was stated that the 700 homes would not necessarily be provided at just one rent level, it was noted that affordability would be subject to various conditions.
- The panel received confirmation that future information would be circulated to all wards.
- It was clarified that the term "affordable homes" included other council housing along with being provided by the living wage joint venture and other associations.
- It was stated that BHCC was trying to build a mix of different housing.

26.5 **AGREED** – that the report was satisfactory.

27 HEALTH & SAFETY UPDATE

27.1 An officer gave a brief overview of the Health and Safety Report. The following was stated:

- This was brought up following the emerging guidance from Central Government.
- It was noted that the board had been working closely with other councils, partners and the East Fire Rescue Service.
- It was stated that results from surveys identified no structural issues in blocks and they remained in good condition.
- Further surveys were to be conducted in future with results being published in the incoming year.
- Replacement doors were being considered for next year.
- It was noted that risks around fire doors continued to be low and that balconies and panels were being reviewed following advice from Central Government.

27.2 Residents had the following concerns, enquiries and statements:

- A resident stated that they would feel safer with the installation of CCTV.
- A resident expressed concerns of people being billed again given that they

27.3 An officer stated that there was a big necessity to communicate with residents as openly and clear as possible which was why not so much regulatory data had been brought to the panel.

27.4 **AGREED** – that the update be noted.

28 ANY OTHER BUSINESS

28.1 An officer gave a brief presentation of the Performance Report, of which hardcopies were distributed, that had not been submitted as part of the agenda due to time constraints. Both positive and negative statistics were highlighted. It was noted that more staff had been recruited to alleviate waiting times and that further reports on this would be brought to future panels following Housing Committee and that the Q2 Performance Review Update would be brought to the next Area Panel.

28.2 **AGREED** – that the report was noted.

The meeting concluded at 20:45pm

Signed

Chair

Dated this

day of