

East Area

Responses to 2 stars (★★) items from resident only meetings

September 2020 Area Panel

1. Unresolved problem of leaking roof in a Craven Vale flat

The tenant of a top floor flat in the East Area Brighton has had problems with water coming into her flat from above for several years. There have been numerous inspections and repairs during this time but on each occasion the problem has returned. It is requested that an independent surveyor should be appointed to address the issue.

Response

Eddie Wilson, General Manager - Housing Services Tel: 01273 293669

A visit was carried out by our Roofing Supervisor in July who confirmed that due to volume of water penetration being so small it would not be possible to trace the leak unless attending during/directly after heavy rainfall. It was agreed that the tenant would call the Roofing Supervisor during/directly after heavy rain for a further assessment. The Roofing Supervisor has not received a call to date however following on from the Area Panel enquiry has been in touch with the tenant on 18th August 2020 and has now agreed to call every week and after any heavy rain to allow this assessment to be attended to at the earliest opportunity. This approach is to avoid the erection of scaffolding in the incorrect location and to reduce the timeframes for scaffolding being outside the block.

2. Chair of the East Area Panel

The meeting agreed that their preference would be for Mary Mears to return as the chair. Residents would like clarification on whether Cllr Brennan, as an independent Councillor, will continue to chair the Area Panel.

Response

Martin Reid, Assistant Director of Housing

Tel: 01273 293321

Until a formal change to current Area Panel Chairs is made under current constitutional arrangements or a review is completed and agreement reached as to alternative arrangements there is no change to any of the current Area Panel Chairs.

As there have currently been no changes made to the Chairs of Area Panels under the council appointments process, the current chairs remain in position until we have undertaken the Community Engagement and Tenant Involvement review outlined below.

Following issues arising concerning Chairing of Area Panels last year, the Council's Constitution Review Working Group (12 September 2019) considered the terms of reference for Housing Area Panels.

The current Terms of Reference set out in the Council's constitution required updating to address the issues that have been raised regarding chairing and composition of the panels.

The Working Group agreed a proposed protocol should be drafted and shared with tenants with options as part of the review on how the council engages with tenants. This could then be brought back to the Working Group for consideration.

Following the Community Engagement Workshop item at the last round of Area Panels (February 2020) we are seeking to develop and widen the opportunities for tenants and leaseholders to be engaged with the council on a range of issues including the management and maintenance of their homes. This will include a review of arrangements for Chairing Area Panels.

The review of Community Engagement and Tenant Involvement will be subject to resident consultation and a report to Area Panel and Housing Committee which we will be developing over the next few months in partnership with residents.

3. Estate Development Budget Robert Lodge

Robert Lodge put in a bid for brick planters but wooden ones were built instead.

One of the planters is not level and needs to be redone. This been reported to Keith Perry, who has agreed to come out and have a look, but this has not yet happened.

Residents would like to fix a date for Keith Perry to come and inspect the planter and arrange for the contractors to return and rebuild it.

Response

Eddie Wilson, General Manager - Housing Services Tel: 01273 293669

This project was underestimated, when a contractor came to price it, the cost for brick ones was well over 10k, Keith Perry had a discussion with Gerry Lewis (who put the bid in), and it was decided to remove the old ones, and rebuild with treated wooden sleepers, with additional coats of wood stain for longevity. Arrangements are now being made by Keith Perry to visit and complete the works

4. Electric car charging points in Craven Vale

The Council is currently consulting residents on the installation of charging points proposal to have two charging points in Craven Vale and remove two bays to make space for these.

Residents request that the installation of electric vehicle charging points in Craven Vale be reconsidered as residents feel they might not be used by local residents as much as regular parking spots.

Response

As this is an on-going consultation, it is advised that the residents share concerns directly through the consultation process as these will be able to be taken into account through the consultation.

