

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

**2.00pm 4 NOVEMBER 2020**

**VIRTUAL MEETING**

**MINUTES**

**Present:** Councillors Hugh-Jones (Chair)

**Voting Representatives:** Emma Salcombe, Barry Hughes, Carl Boardman, Jane Thorp, Kay Atherton

**Officers:** Hannah Barker

**Guests:** Eddie Wilson (Mears)

**9 APOLOGIES**

**10 MINUTES OF THE PREVIOUS MEETING**

- 10.1 Residents noted an issue regarding rats and mice.
- 10.2 Eddie Wilson apologised for a mistake which led to this being published by the press.
- 10.3 **AGREED** – that the minutes were a correct record of the meeting.

**11 CHAIR'S COMMUNICATIONS**

- 11.1 The Chair addressed the panel and gave the following communications:

“We would like to acknowledge the feedback that residents and staff took time to give us about the last round of Area Panels.

There are challenges with using the internet particularly with software, different devices and networks. I recognise that this can make the meeting more complicated to follow and we hope that these issues can be gradually resolved.

We also know that online meetings can be difficult for some and the community engagement team are working with residents to support as many people as possible to access them.

It was very useful to learn how people felt about having a large single online meeting and you can be reassured the feedback, both negative and positive, will be used to help improve the way meetings are organised in the future.

I would like to remind everyone that the Area Panels are for future planning and issues that affect everyone, they are not the forum to raise individual issues, or repairs that have not been dealt with. If you do have an individual issue that is stuck in the

system, please do speak to your Community Engagement Officer who will be able to put you in touch with the right service or person.”

## 12 CENTRAL AREA AGENDA

### Reports going to Housing Committee

12.1 The Chair stated that the homeless strategy was underway.

12.2 **AREED** – That the update was satisfactory.

### Tenant and Leasehold Engagement Strategy

12.3 The panel received a brief overview of the Tenant and Leaseholder Engagement Strategy which sought to further tenant involvement and empowerment. The update was provided by Hannah Barker.

12.4 Residents welcomed the overview and noted that they would like to see Key Performance Indicators and noted that leaseholders ought to be higher profile as they owned 20% of housing,

12.5 **AGREED** – That the update was satisfactory.

### Estate Development Budget Update

12.6 The panel received an update of the Estate Development Budget which was provided by Keith Perry.

12.7 Residents and leaseholders welcomed the update and noted that there were some ongoing issues with cases.

12.8 **AGREED** – That the update was satisfactory.

## 13 RESIDENTS QUESTION TIME

13.1 Item 1 – Communal Aerials

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

13.3 Item 2 – EDB Allocation of Surplus Funds

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

13.5 Item 3 – EDB Publicity

13.6 Residents welcomed the response and noted that the response was vague. Clarity was sought regarding which type of bid would be charged back. It was further noted that there had never been a section 20 on EDB Bids, it was noted that leaseholders didn't realise that they were being charged for EDB works. It was further stated that if costing was too high leaseholders were to be consulted on their decision.

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

- 13.8 Item 4 – Distribution to Homing In
- 13.9 Residents welcomed the response and stated that this was the landlords responsibility.
- 13.10 **AGREED** – that the response was satisfactory.
- 13.11 Item 5 – Vermin Control
- 13.12 **AGREED** – that the response was satisfactory.
- 13.13 Item 6 – Repairs Hotline
- 13.14 Residents welcomed the response and enquired if this would remain in Housing Centre through Covid era.
- 13.15 Eddie Wilson, Mears Representative, confirmed that members had the technology to work from home. It was stated that guidance was provided, and that staff were well in to training.
- 13.16 **AGREED** – that the response was satisfactory.
- 13.17 Item 7 – Grass Cutting and Grounds Maintenance
- 13.18 Residents welcomed the response and expressed concern. It was noted that there were ongoing issues with works.
- 13.19 It was stated that there was an organisation called Good Gym that were contactable online.
- 13.20 A resident stated that Good Gym they didn't have the tools to do some work.
- 13.21 **AGREED** – that the response was satisfactory.
- 13.22 Item 8 – Communication between Council and Residents
- 13.23 **AGREED** – that the response was satisfactory.
- 13.24 Item 9 – Tenancy Termination Following a Tenant's Death
- 13.25 **AGREED** – that the response was satisfactory.
- 13.26 Item 10 – Gardening Scheme for Elderly and Disabled Tenants
- 13.27 **AGREED** – that the response was satisfactory.

**Any Other Business**

- 13.28 Carl Boardman noted that major capital works beginning and enquired if anyone in the area wanted to be involved in adjudicating.

**14 CENTRAL AREA EDB BIDS**

14.1 Refer to Item 12.

**15 TENANT AND LEASEHOLDER ENGAGEMENT**

15.1 Refer to Item 12.

**16 ANY OTHER BUSINESS**

16.1 Refer to Item 12.

The meeting concluded at 4.15pm

Signed

Chair

Dated this

day of