

BRIGHTON & HOVE CITY COUNCIL
HOUSING MANAGEMENT PANEL: NORTH AREA

7.00pm 4 MARCH 2021

VIRTUAL MEETING - ZOOM

MINUTES

Present

Councillors: Councillor Knight, Councillor Grimshaw

Representatives: Ian Beck, Des Jones, Heather Hayes, Bridghdelynne Stewart, Tony Griffin, Judy Goss, Jim Hornsby.

Officers: Ododo Dafe, Glyn Huelin, Geof Gage, Bethan Hudson, Justine Harris, Marcus Richardson, Rebecca Mann, Michael Raywood, Sam Warren, Melissa Francis, Max Smith, Thomas Bald.

1 WELCOME, APOLOGIES, INTRODUCTIONS, AND MINUTES OF THE PREVIOUS MEETING

1.1 Councillor Grimshaw was elected as Chair.

1.2 Apologies from Councillor Fowler and Catherine Laurence.

1.3 Ian Beck raised that on page 42 there was a mistake as Horton Avenue should be Horton Road.

2 CHAIR'S COMMUNICATIONS

2.1 The Chair gave the following communications:

I would like to thank everyone for attending, and to acknowledge the time and effort that you have given to take part in the Area Panel meetings. Not only do we recognise your commitment to working with the council at these meetings, but doing so under the exceptional and difficult circumstances we're all currently experiencing. Your continued willingness to take part here is very much appreciated.

I'd also like to thank you for your patience in taking part in the Area Panel meetings while we have changed from face to face meetings to virtual, it has been a learning process for all of us and we have received valuable feedback from you. As a result of this, following this round of Area Panel meetings we will return to separate meetings for each area.

Any over 65's can now book their vaccine on this number 119 & link:
<https://www.nhs.uk/.../coro.../book-coronavirus-vaccination/>

If your GP is using The Racecourse site you can also call 0300 303 8060. List of GP sites: <https://www.sussexhealthandcare.uk/.../brighton-and-hove...>

In case people struggling with booking or transport CCG are looking into satellite hubs and vaccine bus stops in neighbourhoods and/ or patient transport options, but in the meantime:

- [Streamline Taxis Radio Cabs](#): If you want to book a free cab to get to your Covid Appointment please call 01273202020 or 01273204060
- BHCC vouchers for those unable to use buses: [Taxi vouchers \(brighton-hove.gov.uk\)](#)
- BHCC free bus travel for elderly & disabled [Free bus travel extended for disabled people living in Brighton & Hove \(brighton-hove.gov.uk\)](#)

3 ITEMS FOR HOUSING COMMITTEE

3.1 Ododo Dafe gave a presentation referring to pages 17-40 of the Agenda and mentioned the following points:

- The agenda item referred to the Housing Committee Work Program and general performance in areas of Housing.
- Lots more information has been included, not just services relating to Council tenants.
- Areas that have improved include adaptations, rent collection, energy rating of Council homes, appointments kept for repairs, and landlord gas safety certification is now at 100%.
- Areas that require improvement include carrying out repairs to void properties, time to complete routine repairs and lifts not being restored in the required time.

3.2 Ian Beck raised that the repairs hotline had improved significantly.

4 RESPONSES TO RESIDENT'S QUESTIONS

4.1 Ian Beck was informed that the previous EDB bid to replace the locks on the gates of Roedale Court will be completed imminently, and that the issue concerning brambles was being investigated by maintenance and reported back at the next meeting.

4.2 Rebecca Mann confirmed that Alan Griffiths would be chased to contact Heather Hayes concerning brambles on Council allotments.

RESOLVED – Justine Harris to respond at the next meeting concerning brambles on Davey Drive, and Rebecca Mann to chase Alan Griffiths to contact Heather Hayes concerning brambles on Council allotments.

Fencing to Individual Homes & Blocks

4.3 Justine Harris made the following points:

- The question highlighted that some tenants haven't been able to replace fences.
- Fencing impacts on the estate as a whole as well as individual tenants.

- The area had an allocated budget for fencing each year.
- Tenants can ask the Council for help to rebuild fences.
- Tenants have a large array of reasons why fencing needs to be in place.
- The decision to not include fencing in the environmental estate budget was made in 2021, as fencing is the tenant's responsibility except in exceptional circumstances.

4.4 Ian Beck responded with the following points:

- Fences have come down with wind regularly.
- Lots of residents have been complaining about fences.
- The Council aren't communicating with residents concerning fencing.

4.5 Des Jones raised that there are problems with drug dealing due to the lack of fencing.

4.6 Bridghdelynne Stewart disagreed with the notion that the lack of funding brought limited environment improvement, as it is important for area such as Whitehawk and Mouslecomb to have fencing for security and stability. Justine Harris responded that the intention of the written response was that the look of the estate wouldn't be resolved by fixing 1 property, and tenants that need support can contact the Council to access the area budget.

4.7 Tony Griffin raised that EDB bid for double yellow lines on Brentwood Road hasn't been actioned despite being lodged for 2 years. Sam Warren agreed to organise a separate EDB bids meeting for Area Panel Representatives.

RESOLVED – Sam Warren to organise a separate EDB bids meeting for Area Panel Representatives.

Fly Tipping in Roedale Court Bin Area

4.8 Melissa Francis raised that it is more difficult to catch fly tippers if they are caused by walkers and not in cars, as registration plates can be traced. Max Smith added that enforcement officers can be deployed to assess the waste to see if they can locate the person.

4.9 Ian Beck was informed that Melissa Francis would investigate whether CCTV would be suitable to install in Roedale Court, but having cars come and fly tip would make it more suitable. Max Smith added that any incidents of fly tipping can be reported to EnvironmentalEnforcement@brighton-hove.gov.uk or phoning 01273295063, and an enforcement officer would be deployed shortly after.

RESOLVED – Melissa Francis to report back at the next Area Panel about the suitability of installing CCTV in Roedale Court to combat fly tipping.

Review of the Policy on Anti-Social Behaviour

4.10 Justine Harris confirmed that a review would be undertaken, starting from April with the review in June, and a single point of contact for Anti-Social Behaviour will be discussed.

Maintenance Schedule

4.11 Geof Gage raised the following points:

- EDB bids and EDB money is not used to undertake maintenance work.

- New contractors have been taken on in the past year, with work starting in April.
- Budget funding has disallowed a cyclical program of maintenance.

4.12 Heather Hayes responded that it is important to work with the tenant representatives who know more about which work needs to be completed. Geof Gage responded that an update will be published to provide more clarity about future works.

4.13 Councillor Knight agreed that more clarity around works is a good thing, as more transparency leaves less room for rumours.

4.14 Ian Beck requested to be sent a link to the Agenda for the Home Group Agenda Setting meeting.

RESOLVED – Bethan Hudson to send a link to Ian Beck of the Agenda for the Home Group.

5 RESPONSES TO RESIDENT'S QUESTIONS (CONT.)

Delays in Letting Empty Properties

5.15 Glyn Huelin made the following points:

- Over the next few months, scoping will begin for the next procurement of door entry systems and cctv.
- The door entry systems and cctv are covered only by the Knightguard contract.
- The contract includes an extension provision, so now runs until early 2023.
- The performance has been good and operating well.

5.16 Heather Hayes asked if Coldean was included in the door entry system upgrades. Glyn Huelin responded that he be in touch with a response.

RESOLVED – Glyn Huelin to get in touch with Heather Hayes regarding door entry system upgrades in Coldean.

Delays in Letting Empty Properties

5.17 Councillor Grimshaw was informed that there were 200-250 empty properties, and that COVID-19 produced a backlog of properties.

5.18 Tony Griffin was informed that targets relating to new Council homes were included in Ododo's report, and that an extensive program of new builds is currently going ahead, such as the Hawkhurst Court development, and small areas of land that could be built on are being looked at.

5.19 Bridghdelynne Stewart raised that a friend of theirs has been having problems with their upstairs neighbour, and the Council have failed to provide her with adequate accommodation with a garden. Michael Raywood and Justine Harris agreed that they would await an email from the tenant in question and talk to them directly.

6 UPDATE FOR NORTH HOUSING TEAM

6.1 Michael Raywood introduced the North Housing Area Team which consisted of a manager, 5 officers and an apprentice, and the area covered includes Moulseccomb, Patcham, Stanmer, Bevendean, Hollingdean, and Coldean.

6.2 Ian Beck was informed that trees were cut down to make way for new builds, but new trees would be planted as an obligation.

6.3 Bridghdelynne Stewart was informed that edible nut trees are being planted.

6.4 Councillor Knight was informed that bin enclosures were installed at Stanmer Park and Bramble way, with plans to do more.

7 POSITIVE COMMUNITY NEWS

7.1 Councillor Knight raised the following pieces of positive news:

- The Council have cleared all fly tipping and shipping containers at the end of Ringmer Drive.
- Network rail have cleared all the litter along the embankment.
- The swings at the end of Goodwood have been earmarked for a new playground refurbishment.

7.2 Councillor Grimshaw raised the following pieces of positive news:

- The Brighton Community Market at St George's Community Hall has been a great success thanks to the efforts of Councillor Knight.
- A bid has been placed to provide food and activities for children over the Easter holidays.

7.3 Ian Beck thanked Councillor Knight about her good work and raised that the people of Hollingdean are being consulted about the future of the Hollingdean skate park.

8 ANY OTHER BUSINESS

8.1 Tony Griffin raised that the grass verges on Horton Road are roughed up due to parking, and transit size vehicles make it difficult to walk up the pavement. Michael Raywood responded that he'd contact the Housing Officer dealing with the Horton Road area.

8.2 Rebecca Mann raised that she would organise a catch up with Ian Beck and Des Jones concerning EDB bids.

8.3 Ian Beck requested an update about the development of Dunster Close, and why the Green Party is happy to develop in an area with endangered species of wildlife. Geof Gage responded that he'd put forward Ian Beck's comments to the Planning Committee.

8.4 Des Jones raised that the bins at South Mount are overflowing.

RESOLVED

- Michael Raywood to contact the Housing Officer dealing with the Horton Road area where grass verges are roughed up due to parking.

- Rebecca Mann to catch up with Ian Beck and Des Jones about the EDB bids.
- Geof Gage to put forward comments from Ian Beck about endangered species in Dunster Close to the Planning Committee.

The meeting concluded at 21:33.

Signed

Chair

Dated this

day of