

East Area Panel 07.09.23
Minutes

Attendees:

Residents: Chris El-Shabba, Angela, Dee Simson, Janet Gearing, Ben D'Montigny, Rachael ?, Rosemary Johnson,

Councillors: Williams, Simon, McGregor, Allen,

Officers: Grant Ritchie, Chloe McLaughlin, Justine Harris, Keely McDonald, Geof Gage, Sam Warren, Martin Reid, Ravi Jaiswal, Gabriel Tiranti, Niall Breen, Francis Mitchell

Press: Sarah Booker-Lewis

1 – ELECTION OF CO-CHAIRS

1.1 Francis Mitchell moved that, as per the Terms of Reference for Housing Area Panels, the Councillor co-chair would be a sitting member of the Council's Housing and New Homes Committee unless no member of the Panel was a member of the Committee. For the East Area Panel, Councillor Williams was the only sitting member of the Housing and New Homes Committee, and as such was the only eligible member for election to the position of Councillor co-chair.

1.2 The Panel agreed to appoint Councillor Williams as Councillor co-chair, and Chris El-Shabba as the resident co-chair, to the East Area Panel for the forthcoming municipal year.

2 – WELCOME, APOLOGIES & INTRODUCTIONS

2.1 There were apologies from Lynn Bennett, Cllr Fishleigh and Cllr Earthey.

3 – ACTIONS AND MINUTES OF THE PREVIOUS MEETING

3.1 The minutes of the previous meeting were agreed.

3.2 In relation to action EA3, Dee Simson requested that additional repairs be actioned on Sandhurst Avenue.

- a. **ACTION** – Justine Harris to follow up with Dee Simson regarding action required on Sandhurst Avenue.

3.3 It was agreed that, with the exception of a follow-up on item EA3, all actions had been completed.

4 – RESPONSES TO RESIDENTS' QUESTIONS

E3.1 - Poor communication and response rates from senior council officers:

- 4.1 Justine Harris provided a verbal update on the response to this question.
- 4.2 Dee Simson stated that a number of the residents' questions could be resolved with regular and effective estate walkabouts.
- 4.3 Justine Harris stated that estate walkabouts would be resumed in October.
- 4.4 Martin Reid stated that the Estate Walkabouts route map should be published before the next round of Area Panels in December.

E3.3 - Window replacements and other building works:

- 4.5 Rosemary Johnson stated that the issue pertained to the behaviour of staff on site, not the quality of their work, and further stated that contractors were behaving as if they were on a building site rather than in a domestic environment. Rosemary Johnson provided examples of contractors littering and using foul language around residents and their children and requested that contractors are trained how to behave on residential sites.
- 4.6 Geof Gage stated that the described behaviour was unacceptable and that project managers had been tasked to act to prevent these behaviours.

E3.4 - Unaffordable parking in areas of high deprivation:

- 4.7 Ben D'Montigny requested an update on parking permits from the Transport & Sustainability Committee.

ACTION – Ben D'Montigny to be given an update on parking permits.

5 – HOUSING PERFORMANCE REPORT QUARTER 1 2023/24

- 5.1 Martin Reid delivered the report on this item.
- 5.2 Janet Gearing was informed that priority was not given to temporary accommodation for repairs.
- 5.3 Dee Simson was informed that temporary accommodation did meet different property standards to long-term accommodation, with landlords of temporary accommodation often being required to provide white goods.
- 5.4 Janet Gearing raised concerns regarding a persistent leak in a resident's roof after three repairs.
 - a. **ACTION** – Grant Ritchie to follow up with Janet Gearing regarding continued leak in residents' roof after three repairs.

- 5.5 Martin Reid stated that 10 extra staff had been bought in to aid in the recovery of the repairs backlog and informed the panel that permission would be sought at the Housing & New Homes Committee on 20 September 2023 to bring in sub-contractors.
- 5.6 Grant Ritchie stated that 16 new apprentices had joined the Housing Repairs & Maintenance Team and provided a summary on the recruitment process, stating that 160 attendees booked onto the taster day.
- 5.7 Martin Reid stated that an additional £181,000 funding had been provided to relieve staffing pressure in the Tenancy Management Team.
- 5.8 Dee Simson highlighted the importance of paying contractors in a timely manner.
- 5.9 Rosemary Johnson was informed that higher numbers of Anti-Social Behaviour (ASB) was not necessarily considered to be negative as it indicated that more behaviour was being reported.

6 – CONSUMER STANDARD CONSULTATION

- 6.1 Justine Harris delivered the report on this item.

7 – HEALTH & SAFETY UPDATE

- 7.1 Martin Reid delivered the report on this item.
- 7.2 Janet Gearing raised concerns regarding trunking being used in housing.
- 7.3 Rosemary Johnson was informed that fire safety regulations applied to all housing stock.
- 7.4 Martin Reid stated that there weren't any housing blocks in the city with the same cladding used on Grenfell Tower. Martin Reid also stated that he was not aware of any residential units within the city constructed from Reinforced Autoclaved Aerated Concrete (RAAC).

8 – POSITIVE COMMUNITY NEWS

- 8.1 Ben D'Montigny shared details of the new kitchen being fitted at Bristol Estate Community Room and invited attendees to come and see.
- 8.2 Dee Simson shared that the community carnival was a success.
- 8.3 Rosemary Johnson shared that the Mediterranean Fiesta at Craven Vale was well received, and the weather was lovely. Rosemary Johnson also shared that a new bench had been placed on the estate and invited attendees to see 'The Ladykillers' at the Rottingdean Drama Society from the 11-14th of October, stating that they would be appearing as the voice of the parrot.

8.4 Sam Warren invited attendees to join the Annual Tenants Conference at Hove Town Hall from 09:30 – 16:00 on Saturday 16th of September.

9 – AOB

9.1 Sam Warren provided an update to the panel on outstanding EBD bids.

9.2 The panel sent their well wishes to former Councillor Mary Mears.