

### BRIGHTON & HOVE CITY COUNCIL

### HOUSING MANAGEMENT CONSULTATIVE COMMITTEE

3.00pm 24 JANUARY 2011

COUNCIL CHAMBER, HOVE TOWN HALL

### MINUTES

**Present:** Councillors Caulfield (Chairman); Barnett, Fryer, Hamilton, Harmer-Strange, Mears, Randall, Simpson (Opposition Spokesperson) and Simson

**Tenant Representatives:** Ted Harman (Brighton East Area Housing Management Panel), David Murtagh (Brighton East Area Housing Management Panel), Jean Davis (Central Area Housing Management Panel), John Melson (Central Area Housing Management Panel), Stewart Gover (North & East Area Housing Management Panel), Heather Hayes (North & East Area Housing Management Panel), Tina Urquhart (West Hove & Portslade Area Area Housing Management Panel), Beverley Weaver (West Hove & Portslade Area Housing Management Panel), Chris Kift (Hi Rise Action Group), Tony Worsfold (Leaseholder Action Group), Tom Whiting (Sheltered Housing Action Group) and Barry Kent (Tenant Disability Network)

Apology: Chris El Shabba (Deputy – Brighton East Area Housing Management Panel).

### PART ONE

#### 71. PROCEDURAL BUSINESS

##### 71a Declaration of Substitutes

71a.1 Councillor Hamilton declared that he was substituting for Councillor Allen. Councillor Harmer-Strange declared that he was substituting for Councillor Pidgeon. Tony Worsfold declared that he was substituting for Muriel Briault. Beryl Snelling and Jean Davis declared that they would be jointly representing the Central Area Housing Management Panel.

##### 71b Declarations of Interest

71b.2 Councillors Barnett and Simpson, Heather Hayes and Ted Harman declared a personal but not prejudicial interest in any discussion on the LDV as they are Board Members of Brighton and Hove Seaside Community Homes (the Local Delivery Vehicle).

**71c Exclusion of the Press and Public**

- 71.3 In accordance with section 100A of the Local Government Act 1972 ('the Act'), the Committee considered whether the press and public should be excluded from the meeting during an item of business on the grounds that it was likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press or public were present during that item, there would be disclosure to them of confidential information (as defined in section 100A(3) of the Act) or exempt information (as defined in section 100I of the Act).
- 71.4 **RESOLVED** - That the press and public be not excluded from the meeting.

**72. MINUTES OF THE PREVIOUS MEETING**

- 72.1 *Ainsworth House* – Stewart Gover expressed concern over the security of the site and suggested that the building should be demolished. The Lead Commissioner Housing replied that planning permission was required before any work was carried out on site. The Chairman reported that the estates team were visible on the site.
- 72.2 *Local Decisions: A Fairer Future for Social Housing* – Councillor Simpson referred to paragraphs 59.15 to 59.19. She stated that it had been agreed that councillors should have the opportunity to attend the meeting with tenants to contribute to the response to the consultation document. She was disappointed that this had not happened.
- 72.3 Chris Kift stated that tenants across the city had attended the meeting. The response was agreed by tenants who had been given the opportunity to have their say.
- 72.4 Tom Whiting considered that there should have been a report submitted to the HMCC in order for a response to be made by tenants and councillors. John Melson supported Councillor Simpson and stated that the value of the HMCC was the joint contribution.
- 72.5 *Report on Housing Need* – Councillor Fryer mentioned that a report on housing need had been requested at a previous meeting. The Chairman replied that the Lead Commissioner Housing would send Councillor Fryer the full housing strategy report which would contain that information.
- 72.6 *Working Households Lettings Plan Pilot Review* – Councillor Simpson referred to paragraph 69.11 (2) relating to setting up a working group. The Chairman stated that there was already a working group and the review of the pilot would be considered in February. Feedback was already being sent to the existing working group.
- 72.7 **RESOLVED** – That the minutes of the Housing Management Consultative Committee Meeting held on 13 December 2010 be agreed and signed as a correct record.

**73. CHAIRMAN'S COMMUNICATIONS****David Gray**

- 73.1 The Chairman reported that David Gray, Head of Property & Investment would be leaving the council. This would be his last attendance at the HMCC. The Chairman

thanked David for his hard work in the city. A new replacement would be in place on 7 February.

### **Estate Development Budget**

- 73.2 The Chairman reported that Estate Development Budget bids would be considered by the Area Housing Panels. The Head of Housing and Social Inclusion reported that there had been problems in the past where bids put forward were not supported by the tenants affected. The emphasis should be on encouraging tenant chairs to invite residents in the area to the meeting to ensure areas of concern went forward and were supported. The Chairman suggested writing to tenant's representatives and recommending that they contact their Tenant Participation Officer to see where the consultation was going on in their area.
- 73.3 Chris Kift suggested putting up posters to advertise the meetings. He reported that people were saying that they had chosen items for the EDB and seen nothing. Last years bid had not commenced. Ted Harman reported that notices were delivered to all tenants in Coldean but there was a lack of interest and only two people turned up to the last meeting.

### **Decent Homes Backlog Funding for Council Landlords 2011-15 -Response to invitation to bid**

- 73.4 The Chairman reported that the bid was submitted on 11 January. It included a bid of £2.2m for the period 2011-13 against the general stock bidding for funding against rewiring & doors specifically, as the council could show excellent value for money. An additional £750,000 was made for funding against the separate CESP area heating & cladding works for the period 2011-13 – this showed good linking with energy efficiency/CESP & decent homes & might be attractive to HCA. One further bid of £2m was for the period after the council move below 10% non-decency, linking a bid with the strategy of releasing funds to allow some new build funding to be made available. This was for the period 2013-15.

### **Local Delivery Vehicle (LDV-BHSCH)**

- 73.5 The Chairman reported that funding proposals had been received from three funders, all of them well known high street banks. All funders were prepared to provide a long term loan of up to 30m to the LDV on the basis of a secure rental stream for a 30 year term. Both BHSCH and the Council were looking at the detail of the proposals so that the right offer that was best for all parties could be achieved. Each funder proposal aimed to achieve funding completion by the end of March.

### **Minor Adaptations in Council Homes**

- 73.6 The Chairman reported that the council were launching a new scheme to speed up minor adaptations in council homes. Tenants, who needed a minor adaptation to help them in the home, such as lever taps or a grab rail, could now contact their local housing office or sheltered scheme. If appropriate the work would be carried out by the estates services' neighbourhood response team under a scheme to be launched this month.

**Home Energy Efficiency**

73.7 The Chairman reported that the council were undertaking further analysis of options appraisal to enable a recommendation to be made on the best outcomes from the varying models of delivering a Feed in Tariff scheme. This further analysis would also establish the best model of delivery with the greatest benefit to tenants and residents of the city. The results of the analysis would be expected in the next few days. A detailed survey had identified approximately 1,600 dwellings across the entire council stock that would be suitable for the installation of solar PV at best rate of return.

**Mears Ltd**

- 73.8 The Chairman reported that a number of tenants were saying that there had been delays in works due to be carried out by Mears Ltd. Gary Lester and James Cryer from Mears were in attendance at the meeting to answer questions. There would be a meeting of the Repairs Monitoring Group. This group would be used to monitor the Estate Development Budget.
- 73.9 James Cryer informed the Committee that the contract was near the end of the first year. Mears Ltd were trying to deal with the back log as well as dealing with the work for the year. Mr Cryer had spoken to Gordon Stanford to ensure the majority of projects were completed this year. Some outdoor projects had been delayed by the weather. Mears sister company was working on the outdoor projects. Some projects had issues with ongoing funding.
- 73.10 Stewart Gover mentioned that the Strategic Core Group was monitoring the progress of the contractors. There were problems with the contract and this was particularly the case in the Bates Estate. There were badly fitted kitchens.
- 73.11 The Chairman stated that there had been a number of complaints since Christmas. Councillor Mears stated that all area panels would be informed exactly what work was being carried out and what was not being carried out. The contract had been set to ensure tenants received the best service available. She had received a letter today from someone who had been pleased with the service. When the service was good it was very good, and when it was not good it needed drastic action.
- 73.12 Councillor Simson mentioned that she had received a complimentary letter from some tenants stating that their house was very warm after a new roof and boiler had been fitted.
- 73.13 David Murtagh stated that people with complaints were going to tenants' representatives and not having their complaints dealt with straight away. He considered that tenants representatives should go straight to the surveyors and report these problems.
- 73.14 The Head of Housing and Social Inclusion suggested that there needed to be a central place where the council recorded tenants' concerns. It was proposed to have an issues log held by the Repairs Monitoring Group. Members of the RMG were on the Strategic Core Group. This would allow issues to be monitored. The log would be made available to groups and HMCC could look at trends. It might also be possible to train

residents to look at the quality of repairs. He and the Lead Commissioner Housing would look into that possibility.

- 73.15 The Chairman suggested each area had a clerk of works.
- 73.16 Councillor Simpson stated that there seemed to be a particular problem with kitchen installation. It would not be unreasonable to ask the contractors to ensure the workforce was sufficiently trained to do the work. It was not reasonable that people had to make complaints and call the contractors back.
- 73.17 Gary Lester stated that Mears Ltd supported the suggestion that the Repairs Monitoring Group monitored the complaints and compliments progress.
- 73.18 The Chairman thanked Mr Lester and Mr Cryer and stated that it was refreshing to have a contractor who could be called to a meeting to have face to face conversations.
- 73.19 Tina Urquhart mentioned that painters and decorators often left a mess. Councillor Mears replied that it had been very clear when the contract was set up that tenants should be treated with respect. The company needed to take this on board straight away.
- 73.20 David Murtagh stated that contractor should deal with issues straight away and not wait three months.
- 73.21 James Cryer replied that Mears took the respect of customers extremely seriously. They wanted to communicate better with the public. Most of the people working on contracts were local to the city and many were council tenants.
- 73.22 Gary Lester stated that he and James made a promise to provide the best service possible.
- 73.23 The Chairman stated that there was a leaflet setting out service standards. This needed to be sent to all tenant representatives and could be placed on the website. Information could also be made available in "Homing In" and a letter about this issue could be sent to tenant's chairs.

#### **74. CALLOVER**

- 74.1 The Chairman asked the Committee to consider which items listed on the agenda it wished to debate and determine in full.
- 74.2 **RESOLVED** - That all items be reserved for debate and determination.

#### **75. PETITIONS**

- 75.1 There were none.

**76. PUBLIC QUESTIONS**

- 76.1 Beryl Snelling mentioned that in 2007/08 Peter Matthews had requested additional funds to invest in the Lavender Street Housing Office to install a steel floor. The extra money was received and came out of the Housing Revenue Account. There were now people moving into the office who were not part of the Housing Department. Beryl asked if they would contribute some money towards the Housing Revenue Account.
- 76.2 The Head of Housing and Social Inclusion replied that from next month staff from the Children and Young Peoples Trust would be moving into Lavender Street and would be paying to use the space. A saving would be produced by sharing this space.

**77. DEPUTATIONS**

- 77.1 There were none.

**78. LETTERS FROM COUNCILLORS**

- 78.1 There were none.

**79. WRITTEN QUESTIONS FROM COUNCILLORS**

- 79.1 There were none.

**80. HOUSING REVENUE BUDGET 2011/12**

- 80.1 The Committee considered a report of the Strategic Director Place and the Director of Finance that presented the Housing Revenue Account Forecast Outturn for 2010/11 as at month 6 and the proposed Budget for 2011/12 as required by the Local Government and Housing Act 1989. Members were required to consider the budget proposals including changes to rents, fees and charges as well as savings and service pressures.
- 80.2 The Chairman was pleased to note that the council was moving towards self financing.
- 80.3 Tom Whiting referred to the likely reduction in heating charges. He asked if the reduction would be backdated and when the reduction would come into effect. The Head of Financial Services replied that a letter would be sent to tenants in the next few weeks about this matter. The reductions would be backdated to October 2010. Tenants would get credits appearing on their rent accounts.
- 80.4 Tom Whiting asked why heating charges had risen so steeply. The Head of Housing and Social Inclusion explained that the previous gas charges had been set in October 2008, when there had been a significant increase. The council's gas price was a part of the corporate contract. The contract had been re-procured. It had resulted in an average reduction of 26%. This was partly due to gas prices going down. Most people with communal boilers would receive a credit to their account.
- 80.5 The Chairman stated that one of the reasons prices had risen in the past was due to old inefficient boilers, lack of insulation and no temperature control on radiators. Major works had been carried out to deal with these problems.

- 80.6 John Melson made the point that the rent rise of 6% was based on the Retail Price Index. However, pension increases were based on the Consumer Price Index. He suggested that rent prices should be based on the Consumer Price Index.
- 80.7 The Head of Financial Services replied that there was no flexibility in applying the Government's rent formula. In terms of moving towards self financing, the rent restructuring formula stayed at the Retail Price Index and not at the Consumer Price Index.
- 80.8 The Chairman suggested that a letter could be sent to ministers about this issue. However, she was keen to move to self financing where there would be greater flexibility.
- 80.9 The Head of Housing and Social Inclusion stated that many council tenants were receiving housing benefit and rent rebates. The Chairman informed members that when the increases came into effect, officers would check to see if people who were struggling financially would be entitled to housing benefit.
- 80.10 Chris Kift mentioned that boilers were due to be replaced in his block, but thermostats had not been installed. There was no incentive to turn the heating off as people were still paying the same amount.
- 80.11 The Head of Property & Investment replied to explain that individual heating boilers could not be installed in St James's House. The new boilers would be more efficient and would reduce costs. Individual controls was a phased plan to be completed in the next five years.
- 80.12 Councillor Randall referred to the reduction of unit costs as set out in paragraph 3.7 of the report. The Head of Housing and Social Inclusion explained that as of this year the unit cost would be £17.70 per property per week. The costs used to be high and the council wanted to improve the quality of service at a more competitive unit cost.
- 80.13 Councillor Mears was pleased to see the announcement that Supporting People finances would be ring-fenced. This was an excellent piece of work. She had recently attended a meeting at Leach Court and there were clear concerns raised by tenants about the need to invest in their properties. Councillor Mears welcomed ongoing investment. She was pleased to see that the Government were abolishing the housing subsidy system. Councillor Mears hoped to see the negative subsidy payment of £4.754 wiped out. Meanwhile, she was pleased to see that some of the city's low paid employees were supported.
- 80.14 Councillor Fryer made the point that there should be individual metering with communal boilers.
- 80.15 The Chairman stressed that although the government grant for Supporting People was no longer ring fenced, the council would keep the money ring fenced for Supporting People as it provided valuable support. There would be an annual three percent reduction carried out over 4 years. The Lead Commissioner Housing stated that the council were committed to keeping the Supporting People spend ring fenced. This would enable the council to give providers in the voluntary sector some security.

80.16 Councillor Randall and Councillor Simpson were pleased to see that supporting people money would be ring-fenced.

80.17 **RESOLVED** – (1) That the Housing Management Consultative Committee recommend that Cabinet:

(a) approves the budget for 2011/12 as shown in Appendix 1

(b) approves individual rent increases and decreases in line with rent restructuring principles as determined by the Government.

(c) approves the changes to fees and charges as detailed in paragraph 3.17 to 3.26 of the report.

## **81. HOUSING REVENUE ACCOUNT CAPITAL PROGRAMME 2011-2014**

81.1 The Committee considered a report of the Strategic Director Place and the Director of Finance that sought approval for the 2011/12 capital programme and provided a provisional capital programme for the following two years, 2012/13 and 2013/14, for the Housing Revenue Account (HRA). The report took into consideration the latest resources available and commissioning investment priorities. The Council's Housing Revenue Account (HRA) related to the council's landlord duties in respect of approximately 12,000 properties and 2,230 leasehold properties.

81.2 The Chairman was pleased to note paragraph 5.19 relating to the conversion and extension of existing properties. There were a number of tenants who did not want to move but needed more space. This was a pilot project, and more feedback was required. There was a need to look at all ways of increasing and improving stock.

81.3 Councillor Randall asked for an explanation of paragraph 4.3 regarding funding from the Major Repairs Allowance. He asked about the new housing centre and asked if a training centre would be included. He also asked where the 800 new units would be sited.

81.4 The Chairman stated that it would be a good idea to have a presentation at HMCC on the estate master plan, so that members could see where the likely sites would be. The new centre would be in Moulsecoomb. Local tenants had been taken on a tour before work commenced. A tour could be arranged for HMCC members. The Head of Housing and Social Inclusion agreed that a tour could be organised. It was the intention to have a training centre in the building.

81.5 The Head of Financial Services explained that unsupported borrowing would be funded from the Major Repairs Allowance and revenue surpluses. Money would be borrowed as required. The council was allowed to use the Major Repairs Allowance to pay for the capital element not the interest element.

81.6 Heather Hayes asked if sheltered housing was included in the decent homes standard. The Lead Commissioner Housing confirmed that it would be included.



- 81.7 Councillor Hamilton asked where the new council homes would be built. Was there a list of where the 800 units would be sited? The Chairman replied that there would be a range of sites. She suggested a presentation to the HMCC on this matter.
- 81.8 Councillor Simpson stressed that the community would need to be informed about sites and building plans. The Chairman replied that there were no plans other than the Ainsworth site. Tenants would be consulted on a site by site basis. There was a need to work with the local community.
- 81.9 Tina Urquhart asked when residents would have new communal TV aerials. The Contract Compliance Manager replied that aerials would be installed in March. Officers were finalising leaseholder consultation.
- 81.10 The Head of Housing and Social Inclusion reported that as landlord the council had a responsibility to replace analogue TV aerials in time for the digital switchover. Leaseholders were responsible for paying for digital aerials. The cost of completing this work would be substantially less than expected. The Contract Compliance Manager would be attending all the Area Panels to give a presentation on this work.
- 81.11 John Melson reported that there were areas of poor reception in Brighton. All the old systems were cabled. This needed to be investigated before contracts were let. Meanwhile, he queried how 800 new homes could be provided by 2013. He asked if LDV properties were being included. He felt that a clearer explanation was required.
- 81.12 The Chairman replied that the 800 homes would be in addition to anything the LDV supplied. 800 homes would not be built in three years. Ainsworth House had been set up very quickly and there was a need to look for another site very soon.
- 81.13 The Contract Compliance Manager reported that when the council had appointed a contractor to supply digital aerials, there could be a dialogue regarding the strength of signals across the city.
- 81.14 Tony Worsford informed the Committee that the Leaseholder Action Group had had many discussions about aerials. They were trying to arrange a discussion with the Chairman at their next meeting.
- 81.15 The Chairman reported that there were ongoing capital costs for many years to come and she expressed concern that leaseholders were picking up great costs. She asked the Head of Housing and Social Inclusion to arrange a meeting with the leaseholders to consider the costs they were facing.
- 81.16 Chris Kift stated that when he moved to his flat the old Rediffusion box was still intact. However, Virgin stated that they could not put cable TV in St James's House. As the systems were still there he did not think it would cost a great deal of money to install cable.
- 81.17 The Contract Compliance Manager replied that part of the new contract would look at existing systems and old trunking. If they could make use of old trunking they would do so.

- 81.18 David Murtagh suggested that fitting satellite dishes might be a better option.
- 81.19 Beryl Snelling asked if the 800 new homes would be subject to the Right to Buy. The Chairman replied that the Localism Bill would give the council more control over this issue. The council were not losing properties to Right to Buy as it was now more difficult to buy properties under this scheme. Measures would be put in place to ensure the council did not lose properties.
- 81.20 John Melson mentioned that Eric Pickles and Grant Shapps wanted to make it easier for people to access Right to Buy. He considered this a serious issue. The Chairman replied that some authorities wanted to encourage the Right to Buy. Liverpool for example wanted to regenerate areas. There would be more freedom as a result of the Localism Bill and self financing. The council would not be building houses in order for them to be sold off cheaply. The Chairman reassured Mr Melson that properties built by the council would remain council property.
- 81.21 **RESOLVED** – (1) That the Housing Management Consultative Committee recommend that Cabinet approves the capital programme budget of £30,697 million and financing for 2011/12 as set out in paragraph 4.1.
- 82. UPDATE ON ANNUAL REPORT TO COUNCIL TENANTS AND LEASEHOLDERS 2010 AND DEVELOPMENT OF LOCAL SERVICE OFFERS AND PLAN FOR RESIDENT INVOLVEMENT IN THE ANNUAL REPORT FOR 2011**
- 82.1 The Committee considered a report of the Strategic Director Place which updated members on progress in implementing the improvement plans set out in the annual report to all council tenants and leaseholders in September 2010. It reported the proposed plan and timetable for involving residents in producing the annual report for this year, in the light of feedback from residents on the annual report for last year. It also provided an update on developing local service offers to tenants and leaseholders, which were being produced as service pledges.
- 82.2 The Housing Stock Review Manager reported that the annual report for the year ending 31 March 2010 set out the council's improvement plans in response to tenants' and leaseholders' views about how the council were performing against the standards set by the Tenant Services Authority (TSA), which came into effect last year. Appendix 1 to the report highlighted some examples of how the Council was meeting the commitments which it had made in the annual report and the progress already made.
- 82.3 The Housing Stock Review Manager reported that with regard to the next annual report, 678 questionnaires had been returned so far. Draft pledges would be placed on the council website in March and all residents would be informed in Homing In that they could see the pledges and comment on them.
- 82.4 An additional meeting of the Housing Management Consultative Committee would be arranged for late March so that the Committee could discuss the draft service pledges and make their recommendations to the Cabinet Member for Housing before she approved the final pledges. The service pledges would be implemented with effect from 1 April 2011, in line with the TSA's timetable. Officers would produce a summary

version for all tenants and leaseholders, with the more detailed individual pledges backing them up.

82.5 John Melson commended the report and considered that a great deal of good work had been carried out. Tom Whiting considered it an excellent report.

82.6 **RESOLVED** - (1) That the progress in implementing improvement plans included in the annual report to council tenants and leaseholders for the year ending 31 March 2010 highlighted in Appendix 1 to this report, be noted.

(2) That the proposed plan and timetable set out in Appendix 2 to the report be noted. This detailed involving residents in producing and scrutinising the annual report to tenants and leaseholders for the year ending 31 March 2011.

(3) That the progress in involving residents in developing and agreeing local offers for service delivery set out in paragraphs 3.8 to 3.12 to the report, be noted.

### 83. SOCIAL INCLUSION PILOT - EVALUATION/FINAL REPORT

83.1 The Committee considered a report of the Lead Commissioner Housing which explained that the draft Social Exclusion Strategy – “Turning the Tide” outlined the aims and objectives to address anti-social behaviour, intergenerational social exclusion and quality of life experience for residents in social housing living in areas of multiple deprivation in Brighton & Hove. The strategy was a work in progress, currently at the second draft stage. Comments/feedback from key stakeholders, partners and council tenants and leaseholders would be sought before presenting a final draft to Cabinet for approval/agreement in June 2011.

83.2 A detailed report on achievements, performance and outcomes was attached as appendix 1 of the report.

83.3 Councillor Randall was pleased with the work carried out but made the point that the same tenants who were the focus of attention in “Turning the Tide” were also the focus of attention in social services. He suggested that there was a need to streamline the work.

83.4 The Chairman considered this a good point and stated that if there had been more funding it could have been introduced as part of the pilot. She welcomed the fact the fact that the strategy was being rolled out city wide. This would result in fewer issues with anti-social behaviour.

83.5 Councillor Fryer considered it a good report and was pleased to see case studies.

83.6 The Social Inclusion Manager explained that there had been joint working with the Children and Young Peoples Trust particularly with Pathfinders. The service was being co-ordinated around households. There had been cost benefit savings as a result of intervention and avoiding the need for eviction and re-housing.

83.7 Barry Kent considered that a great deal had been learnt from the pilot and agreed that the work should be rolled out to other areas.

- 83.8 Heather Hayes asked if there would be funding available to start work in the Hollingdean area. She stressed that there were anti-social behaviour problems and it was no longer a popular estate. The Chairman replied that the aim was to roll out the project across the city. There would be costs involved but it would save money in the long term. There would be a further report to the HMCC on the timescales involved in rolling out "Turning the Tide". In the meanwhile, the Social Inclusion Manager undertook to take Ms Hayes details and ask an officer to investigate her concerns.
- 83.9 John Melson expressed concern about the cost of rolling out the project across the city. He considered that there had been real value in having the pilot, it was better to focus on particular areas of need. There needed to be more joint working with authorities such as the police.
- 83.10 Mr Melson was concerned to read Case Study 7 in the report which occurred in his area. This highlighted how useful the pilot had been. It was a good study but in his opinion not ready for a city roll out. He recommended extending the pilot and concentrating on areas where there were particular problems. He suggested keeping the pilot running for another 9 months and then reviewing the situation.
- 83.11 The Chairman informed the Committee that she had had feedback from a number of councillors and tenants who had asked her when "Turning the Tide" would come to their area. It would not be fair to keep it in one part of the city for a lengthy period of time.
- 83.12 The Head of Housing and Social Inclusion stressed that all residents should benefit from "Turning the Tide". Having carried out a piece of work that provided a better service, it was only fair to roll it out.
- 83.13 Chris Kift praised the work of the Social Inclusion Manager and her team. However, he mentioned the Eastern Road Partnership which had been dismantled after 12 months due to lack of funding. He expressed concern that lack of funding might affect the "Turning the Tide" work.
- 83.14 The Chairman agreed that this was a valid point and that there was a need to provide tenants with the confidence that the work would be carried out long term.
- 83.15 Councillor Simpson very much welcomed the pilot, however she shared the concerns expressed by Heather Hayes and Chris Kift. Hollingdean was losing a Police Community Support Officer and a development worker was on notice. This work relied on all these groups and organisations working together. She had noticed that the list of organisations involved in the project included some that would not be able to contribute in the future.
- 83.16 The Chairman considered that this was even more reason to roll out the project to other areas. The council wanted to commission services where people were struggling.
- 83.17 Ted Harman stressed that a lot of work had been carried out in tackling anti-social behaviour by everyone concerned. He hoped that other areas would be as dedicated when the project was rolled out.
- 83.18 Councillor Simson stressed that no area would be losing a development worker. The council was committed to continuing community development work. Meanwhile, the Community

Safety Forum had discussed a low level anti-social behaviour scheme at their meeting last week. Instead of taking young people to custody care, officers were working with them on the ground.

- 83.19 David Murtagh stated that the pilot was working at Mouslecoomb. He supported the roll out to other areas and stated that Local Action Teams were now active in most areas of Brighton & Hove.
- 83.20 Tom Whiting was full of admiration and praise for the residents and officers involved in the pilot.
- 83.21 Finally Chris Kift mentioned a problem of dog fouling. Dog Wardens were not always willing to give on the spot fines due to abuse. He suggested that PCSO's should give on the spot fines. The Head of Housing and Social Inclusion stated that there was a piloted initiative in Selsfield Drive and it was possible that this could be rolled out to other areas.
- 83.22 **RESOLVED** – (1) That the achievements, outcomes and performance of the Social Inclusion Pilot be noted.
- (2) That the Cabinet Member for Housing be recommended to approve the citywide rollout of the strategy.

The meeting concluded at 6.20pm

Signed

Chairman

Dated this

day of

