

The Southwick Estate – Residents Working Group

MINUTES

Subject: Residents' Working Group, Meeting 11

Venue: Southwick Community Centre

Date: 2nd August 2022

Present:

Jeanette Kenyon (JK) - Adur Council

Imogen Spencer-Dale (ISD) - Southwick Estate Resident Liaison Team

Fae Rashbrook (FR) - Southwick Estate Resident Liaison Team

Christine Searle (CS) – Independent Resident Advisor, New Mill

Rob Lantsbury (RL) – Independent Resident Advisor, New Mill

Leanne Crump (LC)

Carol O'Neal (CO)

Dave Jenner (DJ)

Agata Martin (AM)

Amandine Debarross (AD)

Dayle Halman (DH)

Paul Hiller (PH)

Sue Wells (SW)

Marilyn Foster (MF)

Sharon Hiller (SH)

Jacqueline Peachey (JP)

Item	Comment	Action assigned to
1	Welcome & selection of a Chair	
	JK and ISD welcomed the group.	
1.1	JK highlighted that due to ill health David Donaldson has stepped down as the chair of the RWG.	
	JK asked if anyone would like to put themselves forward as the new chair.	

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	<p>JK suggested support would be provided to anyone who would be interested in the role.</p>	
2 2.1	<p>Previous meeting minutes and matters arising</p> <p>AD asked about the empty flats on the estate, JK reiterated 2 flats had been identified as empty, both were in poor state of disrepair.</p> <p>CO said residents are reporting more empty flats than recorded.</p> <p>JK said this will be looked at and reported at the RWG meetings.</p> <p>CO said she understands condition surveys completed and asks will this be publicised.</p> <p>JK said a series of spreadsheets have been created to date, but the report has not yet been finalised, when it is, she will note that feedback is required to the RWG.</p> <p>LC noted that through a Freedom of Information request the breakdown of the estate was: 128 secure tenants, 2 instructional tenants, 5 void properties, 75 leaseholders.</p> <p>JK indicated that the council has a detailed database where property details are kept up to date.</p>	JK
2.2	<p>Residents' Working Group Membership</p> <p>JK highlighted that in previous meetings there had been a discussion about membership of the group with the suggestion of a maximum of 25 residents for the core group.</p> <p>DJ asks how non-members will know the information JK indicated through the newsletter, website, and consultation events.</p> <p>CO said 25 people is a small percentage of the residents.</p> <p>JK suggested the 25 residents would be a workable number for a core group. Open meetings could be held for a wider number of residents if requested by the RWG.</p> <p>LC said many people cannot come due to childcare, anxieties, age and, disabilities.</p> <p>ISD said the dates of future meetings would be released to help people plan, and the group is meant to represent the wider Southwick Estate so they could bring other residents' questions along.</p>	All

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	<p>JK asked again if anyone would like to be the chair or nominate someone for the role. She indicated they would have the opportunity to attend some council meetings.</p> <p>DJ asked why the agenda did not go out earlier. ISD said this was due to the previous Chair Dave Donaldson standing down, and it will go out earlier in future.</p>	
3 3.1	<p>Adur Council Interim Priority Works update</p> <p>JK said there is an approximate budget of £1.8million to do essential works such as windows and doors.</p> <p>JK said these works will happen regardless of the options. FFT consultants have been appointed to specify the works.</p> <p>They are aiming to start the work in early 2023.</p>	
3.2	<p>JK introduced the idea of a monthly walkabout on the estate.</p> <p>The walkabouts would include council members, officers and RWG members.</p> <p>They would focus on issues such as, fly tipping, parking problems and outstanding repairs and a summary would be produced and copied to senior officers.</p> <p>It was recommended that the dates of the walkabouts would be publicised, so residents knew when they were taking place every month.</p> <p>PH said there used to be a similar system and it was beneficial.</p> <p>The group approved of the idea.</p> <p>CO said we need to cover crumbling mortar to stop dampness before the autumn.</p> <p>JK said she will invite officer Tim Blackwell to an RWG meeting to discuss the how such items will be addressed in the Interim Priority Works</p> <p>CO said she had asked the Leader of the Council in a recent council meeting about utilising the money from the planning application for Rock Close and Locks Court.</p> <p>JK would investigate and report back,</p>	JK JK
4 4.1	<p>Consultation feedback and next steps</p>	

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	<p>ISD said the team had engaged with 121 flats over two months including - three pop up events, one community centre event, two Resident Working Groups during the period and four door knocking sessions.</p> <p>They have spoken to 28 leaseholders, 49 council tenants, two private tenants and 44 did not indicate their tenure.</p> <p>The responses have been generally mixed with residents favouring either Option 1 Refurbishment or Option 4 Full redevelopment, with a number of residents undecided. The results of Event 3 consultation will be reported in the next newsletter.</p> <p>The key things residents liked about Option 1 Refurbishment include:</p> <ul style="list-style-type: none">● Community and neighbours● Security● Outside space● Less disruption● Keep things as they are● Don’t want the hassle of moving● Keep the views of the sea● Have updated their flats themselves● Like the idea of new kitchens and bathrooms● Repairs to windows etc. very needed● Structurally sound buildings <p>The key things residents liked about Option 4 include:</p> <ul style="list-style-type: none">● Sustainability● Modern design of flats● Estate needs updating● Flats have deep issues such as damp● Good for wider Southwick community● More social/council housing <p>ISD said the team can now start to prepare Event 4 Consultation providing more detailed information to residents, focusing on the refurbishment and full redevelopment option.</p>	
4.2	LC and AB said residents are claiming to have been promised houses. Some residents say this has come from Housing Officers.	

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	<p>JK indicated that it is unfortunate if residents have not been given the correct information about the Full Redevelopment Option. The Full Redevelopment Option shows the provision of flats, not houses. However, the Residents Charter will provide clarity on this option and will serve to counter any misinformation circulating on the estate.</p> <p>DJ voiced concerns about the way newer walls are built as they may be less soundproof, this won't be 'like for like'. JK said seeing further details on the full redevelopment option will help with a lot of these queries.</p> <p>LC asks why the Butts Road area was potentially being knocked down as part of the Partial Redevelopment option, JK said this part of the estate was identified for the proposed demolition because there were many more flats requiring inner rooms in this location.</p> <p>CO said people are worried about the taller buildings casting shadows over their gardens. JK said the team was aware of this and had been working on the Full Redevelopment images to address these concerns.</p> <p>AM pointed out that more houses could mean buildings are like sardines with a lack of privacy.</p> <p>JK said the Full Redevelopment Option does show an increase in the homes, provided on the estate, addressing housing need is an important aspect of this, however the designs will be clearer at the next consultation event to show how groups of homes will look next to one another.</p>	
5 5.1	<p>Residents’ Charter</p> <p>RL to bring a draft charter to the next meeting which will be focused on options 1 and 4 only.</p> <p>It is intended that the Charter will be signed by the Leader of the Council and the Chair of the Resident Working Group.</p> <p>CS said different people will be needing different levels of support, many different conversations are being had, and we are needing an approach for this.</p> <p>LC said she was concerned about what happens if the allocated money is lost.</p> <p>RL indicated that the Charter is an opportunity to state what it is important to the residents such as the need for the estate to remain in council ownership.</p>	RL

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	<p>RL said the Charter will include information on adults still living with their parents, and 18-year-olds on the waiting list for a council property.</p> <p>CO has been telling people about a leaseholder leaflet and asked for an update on this.</p> <p>JK said Leaseholder Frequently Asked Questions (FAQs) have been drafted that can be sent to RL and included in the next newsletter. JK also flagged the next agenda item – the Leaseholder Sub-group.</p> <p>RL highlights that he and CS are independent from the Council and want the needs of the residents reflected.</p>	
6 6.1	<p>Leaseholder Sub-group</p> <p>JK proposed a leaseholder sub-group, which can cover specific questions for these residents.</p> <p>ISD said meetings will be online and will be established in September. All leaseholders will receive invitation letters.</p> <p>LC said some people will not be able to attend if they do not have internet or a laptop.</p> <p>ISD said support can be provided such as connecting leaseholders with neighbours.</p>	
7 7.1	<p>Any other business</p> <p>DJ said the Barclays Bank is closing and its indicative of the decline in the area.</p> <p>CO said some transactions can be done through the Post Office.</p> <p>CS asked whether residents were aware of other residents renting their flats out, others agreed and SW said she has seen people with suitcases, possibly Airbnb.</p> <p>LC said private renters will be made homeless or evicted as they do not rent from council, what will happen to these families?</p> <p>JK said these people will also be helped.</p>	
7.2	<p>JK told the group that herself and ISD are here to support them, and New Mill is always available to answer all queries.</p> <p>JK also reminded the group again to think about a Chair for the RWG.</p> <p>Close</p>	

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