

The Southwick Estate – Residents Working Group

NOTES

Subject: Residents' Working Group, Meeting 12

Venue: Southwick Community Centre

Date: 21st September 2022

Present:

Marilyn Foster (MF)

Lynda Hilton (LH)

Jim Funnell (JF)

Dayle Halman (DH)

David Lonsdale (DL)

Leanne Crump (LC)

Clifford Lodge (CL)

Dave Jenner (DJ)

Sharon Hillier (SH)

Agata Martin (AM)

Paul Hillier (PH)

Seb Browne (SB)

Heather Jordan (HJ)

Carol O'Neal (CO)

Pauline Maguire (PM)

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

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

Item:	Comment:	Action Assigned To:
1.	Welcome	
	CS and RL welcomed the group.	
2.	Previous Meeting Minutes and Matters Arising	
	Group agreed they were happy with the previous minutes.	
3.	Resident Charter	
	RL introduced the Residents Charter draft. A resident asked why we need a Residents Charter. RL explained that this is an important document. A resident said there had been one before and that they did not	

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	<p>trust the council at all.</p> <p>The group discussed when this previous charter was, agreed that it was completely ignored and felt that since the mergers of Councils the decision making had been more and more distant from the Southwick residents.</p> <p>RL read through the residents' charter slides.</p> <p>CO said that she had been talking to residents on the estate and she felt that the council should revisit all 4 options and not dismiss option 2 and 3.</p> <p>LC said that she has been talking to her neighbours in Watling Court and they all want refurbishment, there are only 4 residents in her block she has not spoken to.</p> <p>LC said the estate needs solar panels, more green space for residents that live on the upper floors, and more trees.</p> <p>LC believes that all this would be lost if there was a new build.</p> <p>LC said that she was getting aggravation from residents that had been promised a "house" by an Adur member of staff and would like to know that Adur are investigating this.</p> <p>Residents noted that numbers in the reports do not add up.</p> <p>Residents said that private tenants should not be able to vote, even if they were on the council's waiting list, and want it removed from the charter.</p> <p>Residents said they would like letters sent to the whole estate about the importance of attending these meetings and understanding what was happening on the estate.</p> <p>Residents said leaseholders should be given an option to sell back to the council if refurbishment costs are too high.</p> <p>RL said the length of a lease would be part of determining the properties value, for example: a lease of 85 years would be less valuable than a lease of 150 years.</p> <p>LC said that she believes that the council will not be the landlord – LC wants to stay with the council and not a housing</p>	
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	<p>association</p> <p>RL explained that Southwick is staying with the Council and not transferring – RL said that if council wanted to transfer to a housing association this would mean a ballot for residents to have a choice.</p> <p>LC asked about passing on the tenancy to one of her children if anything happened to her.</p> <p>RL said this is the case with the council.</p> <p>Downsizing was discussed and CO said it was currently £1,500 per bedroom that was given up.</p> <p>LC said that she had spent a lot of money on her home and felt that £7,200 home loss payment is not enough and that an assessment of what tenants had spent on their homes should be added to this.</p> <p>The meeting discussed service charges, most of the room felt that they did not get value for money from the service charges that they pay.</p> <p>They said cleaning and caretaking does not happen and residents questioned what they were paying for.</p> <p>CO said that if they felt this way, they could try for a refund of their service charges.</p> <p>The room spoke about a local office for housing management that used to be on the estate – they felt that it worked well for residents to have an Adur member of staff on the estate.</p> <p>The meeting discussed rents, and asked will the new homes be more expensive?</p> <p>They asked how the bills for council tax, water meters and energy would match up to the set amount residents pay now?</p> <p>RL explained that any new homes would be electric, the room was not very happy about this, RL explained that this was country wide and that no new builds have gas in them.</p> <p>The group asked why Spring Gardens were taken out of the</p>	
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	<p>options appraisal and why they are not seen as part of the estate. It was also noted that not all residents in Spring Gardens are elderly there are some young families living there.</p> <p>It was agreed that RL would revise the Charter and send it to residents before the next meeting and that there was plenty of time to revise it further.</p>	RL
4.	Any Other Business	
	<p>RL brought the room's attention to the marking proposal that was in their packs and that this would be discussed in the October meeting, residents were asked to come ready with their questions on this.</p>	
5.	Close	