

The Southwick Estate - Residents Working Group

NOTES

Subject: Residents' Working Group; meeting 13

Venue: Southwick Community Centre

Date: 10th October 2022

Present:

Cian Cronin (CC) – Head of Major Projects and Investments, Adur District Council

Jeanette Kenyon (JK) – Senior Development Manager, Adur District Council

Imogen Spencer-Dale (ISD) - Resident Liaison Team, Cratus

Chris Wheaton (CW) – Senior Director, Quod

Taylor Andrews (TA) – Consultant, Quod

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

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

Seb Browne (SB)

Agata Martin (AM)

Pauline Maguire (PM)

Susan Myles (SM)

Paul Hillier (PH)

Sharon Hillier (SH)

Marian Dolan (MD)

Leanne Crump (LC)

Dave Jenner (DJ)

Marilyn Foster (MF)

Cllr Carol O'Neal (CO)

Item:	Comment:	Action Assigned To:
1.	Welcome	
	JK led the introductions and ran through the previous meeting's minutes.	
2.	Previous Meeting Minutes and Matters Arising	
	JK explained that all four options are still being considered.	

The Southwick Estate - Residents Working Group

NOTES

Subject: Residents' Working Group; meeting 13

Venue: Southwick Community Centre

Date: 10th October 2022

<p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p>	<p>Private tenants will not be voting, they have been removed from the charter and the Project Board were notified of this.</p> <p>Letters about future resident working group meetings will be circulated to all residents.</p> <p>JK said there will be a mix of different meetings for those who cannot attend.</p> <p>The group agreed with JK.</p> <p>RL has circulated the revised charter.</p> <p><u>Bedrooms</u></p> <p>LC asked to keep the same amount of bedrooms for all properties. She said Watling Court's roof would be perfect for solar panels and so should be kept. Rock Close is also suitable for the same purpose.</p> <p><u>Environmental measures</u></p> <p>JK said there will be more detail on environmental measures for both options 1 and 4, they will be meeting net carbon targets over time.</p> <p><u>Gardens</u></p> <p>LC mentioned the gardens and plants currently at the estate, RL agreed to keep them.</p> <p>LC said her neighbors have many children and no private garden and will be in need of communal ones.</p> <p>LC also asked whether there would be private gardens.</p> <p>JK said it is better described as spaces fit for amenity use, which can include balconies.</p> <p>LC asked if the redevelopment would remove green spaces.</p> <p>JK said the boards will show the details. She said the new builds are well-designed and easy to maintain.</p> <p>SB stressed the importance of making it clear to people that they may no longer have a garden.</p> <p>JK said it should be shown in designs.</p> <p>LC said that everyone in Watling Court has a private garden.</p> <p>JK suggested keeping it in the charter and waiting for confirmation.</p>	
---	---	--

The Southwick Estate - Residents Working Group

NOTES

Subject: Residents' Working Group; meeting 13

Venue: Southwick Community Centre

Date: 10th October 2022

	<p><u>Storage facilities</u></p> <p>LC asked for information on sheds.</p> <p>JK said some storage facilities will be provided.</p> <p>DJ asked if all garages will go and what the alternatives would be for him to store his vehicles.</p> <p>JK said there would be re-provision of parking.</p> <p>JK said there's a potential for renting space from the Council. She suggested putting in the charter that people have precious items they need to store.</p> <p><u>Finances</u></p> <p>LC said £7,200 home loss payment isn't enough as she's spent over that amount with laminate, carpets, paint, and garden.</p> <p>RL said it was statutory £7,800 and the leaseholders will get more because their house value would go up.</p> <p>LC asked whether the rent would increase according to the flats' values, and if so when it would happen.</p> <p>JK said it is confirmed it won't go up and RL said they'll include the rent setting policy in the charter.</p> <p>JK said the value is set by the central government, the team will review other financial options for the whole package as the council can sign up to other things.</p> <p><u>Void Properties</u></p> <p>RL said they would put more in the charter on Void properties ensuring they are relet and not left empty.</p> <p><u>Communications</u></p> <p>CO asked how other residents will be informed.</p> <p>ISD and JK said the newsletters and minutes will be published on the website.</p>	
3.	<p><u>Scoring Overview</u></p> <p>CW explained how the scoring works.</p> <p>CW also explained that all results will be on the boards.</p> <p>LC said that some of her briefs were not included and that non-residents decided on the objectives.</p>	

The Southwick Estate - Residents Working Group

NOTES

Subject: Residents' Working Group; meeting 13

Venue: Southwick Community Centre

Date: 10th October 2022

	<p>CW and JK said these had been shown at the previous event, but they could be amended.</p> <p>This will go on the boards, but all residents will be able to comment then, it will count as a draft.</p> <p>CW said to reiterate that the boards will be drafted, and people will have a chance to comment.</p>	
4.	Group Scoring	
4.1	Group 1 <p>CW said they had trouble with 'modern layouts section', Modern implies the latest fashion, open plan, and glass walls, so they would like to change the wording.</p> <p>The group also said they are concerned that under full redevelopment residents would have to move out indefinitely.</p> <p>For the 'balconies and private amenity space' section, the group said they assume less space for new places, especially Watling Court.</p>	
4.2	Group 2 <p>The group said that parking is insufficient and all options will make it worse, but with twice as many residents.</p> <p>The group said they were confused by the scoring system.</p> <p>The group said that disabled parking is important.</p> <p>The group pointed out Watling Court has a community space already that's closed up.</p> <p>The group highlighted that it may be too scary for some residents to move out during construction.</p> <p>The group said they are not keen on sharing space with private tenants as there is a divide.</p>	
4.3	Group 3 <p>Group 3 pointed out that it would be useful to have more information on who to contact for what at the council.</p> <p>The group also asked whether there is a budget for improvements for Option 1 or Option 2.</p> <p>CO suggested installing fan ventilators in bathrooms with no windows.</p>	

The Southwick Estate - Residents Working Group

NOTES

Subject: Residents' Working Group; meeting 13

Venue: Southwick Community Centre

Date: 10th October 2022

4.4	<p>Group 4</p> <p>Group 4 pointed out that management and maintenance need to improve or all options are pointless, and that many points are too difficult to score without design boards.</p> <p>CW said we will include an option in the feedback forms.</p> <p>The group said that lifts will need to be maintained.</p> <p>PH asked what could be done about noise.</p> <p>JK said you can put in testing for the noise elements.</p> <p>CW said concrete may be used but they are a long way from the details of the design.</p> <p>SW said they've lost confidence in the council to build properly.</p> <p>JK said standards are much better now.</p>	
5.	<p>Next Steps</p>	
5.1	<p>JK said that comments and scoring will be taken away.</p> <p>SB asked if an independent source can look into the viability figures or allow for more transparency.</p> <p>JK said the matrix could be circulated, CW said there can be a whole session on this if wanted.</p> <p>CW said for reference all 4 options have passed and are viable.</p> <p><u>Residents Charter</u></p> <p>SB asked what happens if the council goes against the charter.</p> <p>RL answered that this is in the charter.</p> <p>LC said she has three children and wants to confirm this would remain her flat in all eventualities.</p> <p>RL and JK confirmed.</p> <p>LC said she had some charter comments and would hand them to RL.</p> <p>LC asked whether it will be a housing association or the Council.</p> <p>RL said that this can't change unless there is a vote to do so, there is currently nothing is on the table about that.</p>	

The Southwick Estate - Residents Working Group

NOTES

Subject: Residents' Working Group; meeting 13

Venue: Southwick Community Centre

Date: 10th October 2022

	JK said the next meeting will be with Tim Blackwell to talk about the stock conditions survey and interim works.	
6.	Close	