

The Southwick Estate – Resident Working Group

ACTIONS FROM THE MEETING

Subject: Resident Working Group, Meeting 2

Venue: MS Teams

Date: 29th September 2021

Present:

Jake Lock (JL) – Adur Council, Meeting Chair
Katy Bennett (KB) – Southwick Estate Resident
Liaison Team
Robert White (RW) – Quod
Cllr Carol O’Neale (CO)

Leanne Crump (LC) – Resident
Emma Colfer (EC) – Resident
Dave Donaldson (DD) – Resident
Suzi Ireland (SI) – Resident

Apologies:

Cllr Jim Funnell (JF)

Item	Comments	Action Assigned To
1	WELCOME	
1.1	JL welcomed the group.	
2	INTRODUCTIONS	
2.1	JL conducted introductions.	
2.2	Minutes from meeting 1 were approved.	
3	REVIEW BOARDS	
3.1	JL said the team is looking to do a consultation event in mid-October and would welcome comments on both sets of boards either now or in the next few days.	
3.2	KB took the group through the boards, which have also been sent to the group.	
3.3	Immediate Thoughts	
3.3.1	CO asked about the timeline, and specifically the references to events in July and October. KB clarified that events referred to consultation events, and that the events would be on 16 th and 18 th October, with invites to go out shortly.	
3.3.2	DD asked about the ITA and what their speciality would be. JL explained that the ITA will be an expert in consultation for refurbishment and regeneration, designed to ensure that the process is open and fair for all residents.	
3.3.3	JL took the group through the boards showing some early options for the Southwick Estate, explaining that while each board is an option, it is not an exhaustive list. The purpose of the event is to get feedback on what people do and do not like about the initial options in order to prepare more detailed proposals.	
4	INDEPENDENT RESIDENT ADVISER	
4.1	JL discussed the Independent Resident Advisors, confirming that three candidates have been put forward by Adur Homes and it would be helpful if one or two residents were happy to attend the interviews before selecting the final Advisor.	ALL

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	KB to recirculate info pack on the Advisors to the group.	KB
5	CONSULTATION VENUES	
5.1	KB to share feedback report from Event 1.	KB
5.2	KB asked the group about their thoughts on different indoor consultation options, heading into winter. Options included the Southwick community centre, Watling Court's community room, or another inside option. KB also asked the group for feedback on virtual consultation/online drop-in sessions, or impromptu pop-up events around the estate in the event of good weather.	
5.3	Community Centre as a venue	
5.3.1	DD said they had held residents' associations meeting at the Community Centre successfully, but the Watling Court room is in poor condition and was not as popular.	
5.3.2	CO said the Community Centre is easy to get to for everyone so makes sense, and even if refurbished, the Watling Court room would be too small for anything other than a small meeting.	
5.4	Additional engagement options	
5.4.1	JL said the team has been discussing online drop-in sessions for those unable to attend the events in-person.	
5.4.2	CO said this was a good idea for disabled residents, and it might be a way of engaging with the residents of the sheltered housing.	
5.5	Flyers and leafleting	
5.5.1	JL said the team want to get more feedback from all residents, and so will continue with initiatives such as KB and her team doing door-knocking. Previously flyers and letters were sent to promote the first event, and other ideas are welcome. Invitation letters for event two are due to be posted in the next week or so, and he said it would be good if this group could mention it to friends and neighbours.	
5.5.2	EC said a lot of things on the notice board in Channel View get ripped up and put back in small pieces. EC offered to monitor consultation materials advertised there and inform KB if they are taken down.	
5.5.3	LC said the same thing happened in Watling Court, and DD said it has happened in all the blocks over the years. DD said posting information through doors was the most effective way of communicating.	
5.5.4	LC suggested posting on the Facebook pages for the area (Southwick Together or Adur, Worthing and Lancing Community News for example) – JL to look into this.	JL
6	OBJECTIVES	
6.1	RW gave an overview of the objectives, and explained that they are to make sure everyone knows what the consultation is aiming to achieve – i.e. to come up with a solution which meets what residents want and reflects what they consider to be most important.	

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7	Next steps	
7.1	<p>The first event was to get these ideas and now the next stage is to turn them into objectives. Then there will be workshops to really discuss this, and then have the options scored.</p> <p>There will also be council objectives and requirements to make sure it is viable, fundable, and deliverable.</p>	
7.2	JL said he had had an initial sit-down and said the more you think about it the more you realise how much there is to get your head around, so a face-to-face round the table discussion is essential to decide the criteria.	
8	ANY OTHER BUSINESS	
8.1	Role of the group	
8.1.1	DD said everything they come up with is just advisory not mandatory and may be influenced by the state of the building. The outside survey they had done came up with negative information. He asked whether they can force anything on the council?	
8.1.2	JL said we will all need to come to an agreement. Yes, it is merely advisory, but the council will strongly take the views on board.	
8.2	Conditions of the buildings and surveyors	
8.2.1	DD said the outside walls are very important, EC said a bricklayer she knows says damp will keep coming back as the wall-ties are gone.	
8.2.2	JL said they have commissioned a full stock condition survey of all the buildings to get the in-depth knowledge to feed into the process. Surveyors will look at building design in mid-October then building surveyors will come in for condition surveys in November. This process is only currently going on in this estate.	
8.2.3	DD asked for the surveyors to wear clear identification and confirmation that they would state clearly who they are if asked. JL to ensure people are aware this work will be carried out and that surveyors will have ID.	JL
8.2.4	EC said she thought people were around yesterday looking at recycling and balconies, has surveying already started?	
8.2.5	JL said yes, that was in response to people saying they wanted things fixed so Adur Homes hired a surveyor to familiarise himself with the estate. There will be a letter going out responding to issues. They will focus on urgent works first and not everything can be rectified straight away, but anything they can do now they will.	
8.2.6	CO said she had put forward reports she believes are important, and agrees the outside of the building is an issue. She thought the worst of the wall issues would have been sorted by autumn when the wet weather begins, and felt she had had assurance that would have happened. She would like balconies to be sorted as a priority as they are dangerous.	
8.2.7	JL clarified there is the condition survey for the redevelopment options, and this is a different surveyor attending the estate to look at more urgent works. He said he would set up a separate meeting about priorities to ensure he can give the surveyor a heads up on the key health and safety issues.	JL
8.2.8	DD asked if the surveyor is an employee or consultant, JL said employee.	
8.3	Group membership	
8.3.1	CO said she knew people had been interested in joining but have not turned up, can they be contacted?	

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	KB said she had contacted everyone twice but do not want to bother people. The second event can be used to promote the group, such as having handouts or sorting the noticeboard issue.	
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8.3.2	DD said he is happy for his contact details to be sent to everyone to be able to communicate. KB said if everyone lets her know if they do not want her to share, or she stop using bcc to show all contact details.	KB/All
8.3.3	DD said he has found the TCV survey and will send the original via the post.	DD