

# The Southwick Estate – Resident Working Group

## MINUTES

**Subject: Resident Working Group, Meeting 3**

**Venue: MS Teams**

**Date: 3<sup>rd</sup> November 2021**

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### Present:

Jake Lock (JLo) – Adur Council, Meeting Chair  
Gemma Gallant (GG) – Southwick Estate  
Resident Liaison Team  
Imogen Spencer-Dale (ISD) - Southwick Estate  
Resident Liaison Team  
Sharon Hillier (SH) – Resident  
Paul Hillier (PH) - Resident

Robert White (RW) – Quod  
Cllr Carol O’Neale (CO)  
Leanne Crump (LC) – Resident  
Emma Colfer (EC) – Resident  
Dave Donaldson (DD) – Resident  
Jane Leedham (JLe) – Resident  
Cllr Jim Funnell (JF)

Item	Comments	Action Assigned To
<b>1</b>	<b>WELCOME AND INTRODUCTIONS</b>	
1.1	JLo conducted introductions and welcomed the new members.	
<b>2</b>	<b>TERMS OF REFERENCE</b>	
2.1	GG asked everyone to go through the Terms of Reference and let the Resident Liaison Team know if they have any comments.	All
<b>3</b>	<b>CONSULTATION UPDATE</b>	
3.1	GG updated the group on the recent consultations, one pop-up stall on the estate and one in the community centre. Some 30 residents attended from a number of blocks. She said there would be further pop-up stalls on 4 <sup>th</sup> November.	
3.2	<b>Feedback from the consultations</b>	
3.2.1	GG said that there is a real mix of views: <ul style="list-style-type: none"><li>• 10 respondents were in favour of refurbishment and 16 were in favour of a complete rebuild</li><li>• People are worried about the cost</li><li>• Many are happy with their homes and are worried about disruption</li><li>• People are concerned about parking</li><li>• People are keen on green space,</li><li>• leaseholders would like more information, which we will be providing.</li></ul>	
	We are keen to get more people involved. So far we are engaging with people who want to talk about problems with their homes, current issues and the condition of the estate and are not that interested in long term discussions at this point.	
3.2.2	JLo said he is aware of the feedback around the amount of work needed, which is why this consultation is taking place. Adur Homes have appointed a surveyor who started a few weeks ago. His key role is to be on site, and he saw people within three days of the last pop-up event. Health and safety issues were given immediately to the maintenance team, and the maintenance letter now includes a dedicated email and phone number for residents to use to report issues.	
<b>4</b>	<b>INDEPENDENT RESIDENT ADVISOR</b>	

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### ACTIONS FROM THE MEETING

**Subject:** Resident Working Group, Meeting 1

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**Date:** 29<sup>th</sup> September 2021

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- 4.1 JLo reiterated that they have experience in estate refurbishment/regeneration and will help guide residents and leaseholders through the process. Adur Council want residents to help choose the resident advisor. DD has put his name forward and will be on the panel. JLo asked the people to email if they would like to be part of the process. All
- 4.1.1 EC offered to join the panel. RW said he would send her further details. RW
- 4.2 DD said that having read the information pack, the two companies seemed totally indifferent. RW explained that the candidates were only giving an overview; that they will be given proper questions to respond to at interview and their response should be more thorough. DD asked if this group could see the questions in advance. JLo said he, RW, DD and EC can work questions up together then send to the group. JLo/RW

## 5 NEXT STEPS

### 5.1 Objectives Workshop

- 5.1.1 JLo said in the background they have been working on the objectives. Some will be set by the council to make sure the project is viable and deliverable. There will be an objectives workshop for residents. Tuesday 16th November at 6pm has been pencilled in at the community centre. Pre-reads will be sent out in advance.

### 5.2 Site update

- 5.2.1 JLo told the group that measured surveys have been done on all the blocks, i.e. measuring how many doors and windows are in each block. This information is given to surveyors who are looking at the condition of the blocks so that they can work out costs before Christmas. Options will go out to the wider group in March.
- 5.2.3 The conditioned surveys are starting on 4th November with Rock Close and Lock Close. JLo said they want to look at three flats inside, so if anyone would like to put their flat forward, they should let the team let the team know. DD and LC said they were happy to do this.
- 5.3 JF said that some things must be done urgently as we cannot afford to wait for years, particularly fixing rising damp, which has been delayed because of COVID.
- JLo said that the surveyors are looking at the works that need to be done, as well as looking for urgent issues. A programme of works will be put together that will happen whichever option is picked, and this will be shared with this group first in the New Year.
- CO has been submitting a lot of reports for repairs since May and they have been ignored. She wants residents to know that she has been doing this, and that they are for the same issues. People cannot look forward to future improvements when they are worried about water ingress over winter and unsafe balconies now.
- 5.3.1 CO asked whether the surveys are to calculate the budget for refurbishment? She remembered something had been said that, as an estimate, a refurbishment would be a million pounds less than a redevelopment.

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JLo explained that in the original approval the technical services team used original stock condition data and for Rock and Lock Close they had a good an overall high-level picture of the condition and cost. This is a much more in-depth review.

- 5.4 EC explained that her concern is whether a buy-out will be an option without redevelopment, as leaseholders wanting to move are stuck, and she has lost her buyer.
- JLo said he is not sure that can be a guarantee, as the redevelopment pays for the buy-back.
- 5.4.1 EC said her maintenance payments are up from £60 to £130 a month. JLo offered to speak to the service charge team and will get back to her separately. JLo
- 5.4.2 DD said the council have been buying back properties and EC should contact them. JLo to speak to the leaseholder team about this option. JLo
- 5.4.3 JLe said she is in the same situation as EC. They lost their original buyer due to service charges going up, and said it is frustrating that the process is taking so long since the first consultation.
- JLo said the most recent consultation was the first time they had shown the option; the next one will be much more detailed, but he does take on board the frustrations. Buyers' solicitors had been asking for maintenance plans for the next five years, and the council will now have this detail for them from the New Year. JLo to speak to the leaseholder team for JLe to see what wording goes out in these packs. JLo