

The Southwick Estate – Resident Working Group

MINUTES

Subject: Resident Working Group, Meeting 4

Venue: Zoom

Date: 8th December 2021

Present:

Jake Lock (JL) – Adur Council, Meeting Chair
Jeanette Kenyon (JK) - Adur Council
Alison Turner (AT) – Southwick Estate Resident Liaison Team
Imogen Spencer-Dale (ISD) - Southwick Estate Resident Liaison Team
Paul Hillier (PH) - Resident
Robert White (RW) – Quod
Cllr Carol O’Neal (CO)
Leanne Crump (LC) – Resident
Emma Colfer (EC) – Resident
Dave Donaldson (DD) – Resident
Jane Leedham (JLe) – Resident
Leah Sawyer (LS) - Resident

Item	Comments	Action Assigned To
1	WELCOME AND INTRODUCTIONS	
1.1	JL conducted introductions. Apologies were received from Cllr Jim Funnell.	
2	MAINTENANCE UPDATE	
2.1	<p>JL updated the group on the surveyor for the estate; he has attended 31 properties, highlighted 39 issues and raised 38 jobs. Of these, 1 is completed and 21 have start dates, the majority of which are in December. The issues surrounding damp and mould are 9 of the jobs, and others include issues with windows, water damage, plumbing, heating, unfinished repairs.</p> <p>These updates will be a rolling agenda item in future.</p>	
2.2	<p>LC said that once the jobs are done in her flat, she will be completely satisfied and there is no need for a full redesign.</p> <p>JL said he was glad to hear that, however there are a mix of views, and several properties have larger issues. The windows and mould are significant issues that need significant building work to fix them long term.</p>	
2.3	CO asked how the 31 properties were chosen for inspection. JL explained it was those who had raised issues, either during consultations or through the new dedicated email which was communicated to residents via letter and door knocking.	
2.4	<p>JL ran through a number of additional updates following resident comments:</p> <ul style="list-style-type: none">• More recycling bins will be ordered, however general waste bins would add to charges for residents.	

The Southwick Estate – Resident Working Group

MINUTES

Subject: Resident Working Group, Meeting 4

Venue: Zoom

Date: 8th December 2021

	<ul style="list-style-type: none">• Scaffolding will be reviewed and removed if no longer needed.• The Watling Court and Coates Court security doors have been ordered and should be installed before Christmas.• Fire leaflets have gone out to all households.• The housing surveyor will inspect any reports of mould and damp.• The surveyor will do regular walk arounds to inspect finished work.• A window refurbishment specialist has been appointed who will come and see residents with issues along with the surveyor.	
2.4.1	PH said the scaffolding outside Sea House is still up. JL said it was being used by the surveyor when he last asked but he will check again.	JL
3	OBJECTIVES WORKSHOP	
3.1	AT thanked everyone who attended and expressed their views and said they will continue to collect views and share them with the rest of the residents. AT ran through residents' wishes and asked for feedback from the group.	
3.2	DD asked about mobility scooters and wheelchairs not having storage spaces. He said this has created significant issues for him. AT said the team have discussed secure storage outside for prams, scooters, and can add mobility scooters. DD pointed out there would need to be charging points in the storage for this.	
3.2.1	PH asked about electric car charging plans and commented on the uneven paving around the estate. JL said that they could add that into the objectives.	JL
3.3	EC mentioned that there are issues with parking outside of garages- that this blocks people from accessing their garage- and asked if there could be reminders to residents. EC suggested that more parking could alleviate these problems. JL agreed.	
3.4	PH mentioned some sites have clearer signage than others and it can cause confusion for deliveries and visitors.	
3.5	CO suggested bins on the side of the road so passers-by do not use residents' bins or litter.	
3.6	CO suggested the washing lines could be repaired or replaced so residents can dry their clothes outside to avoid undue indoor condensation. JL said that drying areas could be on the list for the new scheme and asked for opinions.	
3.6.1	DD said the drying areas are barely used and mentioned that they are typically repaired by the council if reported.	

The Southwick Estate – Resident Working Group

MINUTES

Subject: Resident Working Group, Meeting 4

Venue: Zoom

Date: 8th December 2021

3.6.2	EC said that she does use them but added that there are only three for a block of twelve and that one of them is broken. Additionally, she hasn't reported them based on previous experience with the council not necessarily taking it seriously. She also said that it is inconvenient to use.	
3.7	PH inquired about solar panels and JL said that the council is looking to address the climate emergency by reducing carbon emissions.	
3.7.2	DD mentioned that there is an underground power channel that vents power into the air and enquired whether that could be linked with housing power networks to avoid waste. This would use heat waste to heat the homes. JL said this would be looked into.	JL
3.8	DD suggested community information points for notices that apply to everybody.	
3.9	AT asked what the group felt was the correct order for priorities. JL added that no matter which option is picked, maintenance would continue to happen and they are committed to fire safety and security of tenure.	
3.9.1	LC said that she disagreed with the currently stated list of priorities and that safety, noise, and sustainability are more important than signage to her. She felt that she could not adequately speak her opinions in the workshop because she was outnumbered by those who want to rebuild. Security is her highest priority, ensuring she and her children are secure in their home. JL thanked her for the feedback and agreed that a compromise should be reached as this isn't a 'one size fits all' project. He confirmed that security in tenancy is definite and that the worst-case situation for LC (regardless of refurbishment or rebuilding) would be for her to move to an identical home with the same tenancy rights. She would remain with the same group for tenancy and would be afforded the right to return back onto the same estate.	
3.9.2	RW suggested a resident poll to determine a list of priorities and then factor this into a scoring system. PH agreed. JL added that the course of action will be to send out the reading to residents giving them time to digest the information (including list of priorities) and then following that up with a poll to assess resident opinions.	ISD
4	RESIDENT ENGAGEMENT PROGRAMME	
4.1	AT explained that the second leaflet will be sent to all residents before Christmas containing council commitments. Several groups will be organised to help with the design of the refined options and scoring system. Event 3 will be early March and will be used to gather feedback on the refined options and scoring system.	
4.1.2	JL asked whether the leaflet should be held back until after Christmas, since the comments and concerns following receipt may not be able to be addressed during the Christmas break. The group agreed, JL said it would go out at the start of January.	

The Southwick Estate – Resident Working Group

MINUTES

Subject: Resident Working Group, Meeting 4

Venue: Zoom

Date: 8th December 2021

5	COUNCIL COMMITMENTS	
5.1	JL explained that the council's commitments are designed to reduce speculation and to reassure residents. Residents will only be charged for the cost of refurbishment of what is in their lease. He says that any feedback on this commitment list is very appreciated as it is very important to the council.	
6	INDEPENDENT TENANT ADVISER	
6.1	RW reiterated that the Independent Tenant Adviser is a position that is paid for by the council but elected by the residents. He said the interviews are on 14 th December and then ran through the list of planned interview questions. The questions will be sent to the group after the meeting and any feedback is more than welcomed. JL clarified that 'residents' includes both leaseholder tenants and council tenants.	
7	ANY OTHER BUSINESS	
7.1	No other business was raised.	
8	CLOSE	
8.1	JL wished everyone a Merry Christmas and a good break and added that he hopes the group can meet in person in the new year.	