

The Southwick Estate – Resident Working Group

MINUTES

Subject: Resident Working Group, Meeting 6

Venue: Southwick Community Centre

Date: 2nd March 2022

Present:

Chelsea Reilly (CR) - Southwick Estate Resident Liaison Team (Chair)
Jeanette Kenyon (JK) - Adur Council
Jake Lock (JL) – Adur Council
Neil Erridge (NE) – Adur Council
Christine Searle (CS) – Independent Resident Advisor, New Mill
Rob Lantsbury (RL) - Independent Resident Advisor, New Mill

Imogen Spencer-Dale (ISD) - Southwick Estate Resident Liaison Team
Marilyn Foster (MF)
Paul Hillier (PH)
Cllr Jim Funnell (JF)
Emma Colfer (EC)
Dave Donaldson (DD)
Leah Sawyer (LS)
Dave Jenner (DJ)

Item	Comments	Action Assigned To
1	WELCOME AND INTRODUCTIONS	
1.1	CR led introductions.	
2	MAINTENANCE UPDATE	
2.1	<p>NE has surveyed all entrance doors across the estate and obtained quotes for replacing the doors, installation will start shortly. Adur Council is investigating security measures that allow postal access.</p> <p>DD noted the doors are no longer considered to be security doors.</p> <p>DJ noted residents deliberately break doors to avoid paying for extra keys, NE said they are aware.</p> <p>LS requested fobs replace keys for ease of access, NE to investigate, being aware that the current key also works for the bins. JL added the post office can have a master fob.</p> <p>JL suggested a separate discussion about this issue, to ensure the doors are not repaired and then broken again. JL and NE to share potential list of plans to see if there are any further comments.</p>	JL/NE
2.2	NE is aware of the storm damage to shed roofs, there are vacant garages if residents need to store shed contents. He is waiting for quotes to replace the roof, for now, scaffolding is in place to remove the health and safety risk.	
2.3	JF asked about rising damp, NE explained the membrane has failed so kitchens and bathrooms need to be fully removed. The quote is with the council for approval, alongside other quotes for work such as cracks in the walls.	
2.4	PH asked why ladders and netting remain in place around the estate, NE to investigate.	NE

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2.5	DJ reported a broken communal aerial and was told it would be six days for a repair. He raised the fact that the confirmation text message needed a smartphone to follow up, and that not all residents have online access.	
3	OPTIONS APPRAISAL PROCESS JK ran through the slides (attached).	
3.1	JK explained they have started with a baseline of refurbishing the estate. RL added the baseline is different for tenants and leaseholders such as new kitchen and bathrooms for tenants. Priority works have been identified within the stock conditions survey. They are recognised as works that will need to be carried out within the next two years.	
3.2	JK added detail to the options; refurbishment and infill mean new blocks would be added in between existing ones. Partial redevelopment would replace some of the existing blocks, those in the lowest condition and with internal rooms that create a fire safety risk would be prioritised. This could, for example, mean that Coates Court is prioritised because of the amount of work that is needed.	
3.3	LS asked about fire safety in top-floor flats without balconies. JK said there has been a fire assessment looking at materials and safety doors. LS pointed out her fire safety door needs replacing. JL to investigate sending safety report round.	JL
3.4	DJ asked if they have decided to knock it down Coates Court as no progress has been made on the inner rooms issue. JL said progress is being made, three residents have been moved out to allow for progress. JL advised there is much work taking place behind the scenes, and the project manager will come along to the next meeting.	
3.5	The options are being designed and will be first shown to the Resident Working Group then the wider estate. The design team includes roads specialists, buildings access specialists, financial specialists, surveyors, planning experts, council planning team, architects and accessibility consultants. Some will attend the design workshop and the consultation. JK said the images and explanations will be very accessible and in plain English.	
3/6	JK explained the assessing process. The options will be compared using financial models, residents' brief (priorities) and the community sustainability objectives such as Homes England's 'Building for a Healthy Life' criteria. The team will continue to refine the residents' priorities and carry out the next consultation round before scoring.	

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	<p>Any option will have to pass financial viability and be deliverable before the residents' brief and wider community sustainability objectives are considered.</p> <p>The project team will select their preferred option between July and September, which will then need full council approval.</p>	
3.6	<p>LS asked why financial viability is not investigated earlier in the process.</p> <p>JK said this process allows them to compare each option against one another, and that are various ways of making each option's budget viable. JL added all options need to be fully designed in order to be costed.</p> <p>The council is taking the project seriously, the Chief Executive receives monthly updates.</p>	
3.7	<p>EC asked if this is part of the overall Shoreham regeneration. JL said no, there is a joint area action plan from 2018, that mentions Southwick only in terms of greenery and refurbishment.</p>	
3.8	<p>EC asked when the option for the council to buy back flats from leaseholders will be available, explaining the current situation causes residents to feel stuck.</p> <p>CS and RL agreed this is a widespread issue at this stage of the process.</p> <p>JK said once the preferred option is approved then buying and selling would be paused, and the council will issue a guide detailing the financial options for leaseholders.</p> <p>The council is currently looking at leasehold flats on a case-by-case basis. JF added that the Leader of the Council and the Chief Executive are meeting to discuss the issue.</p> <p>DD added there should be a moral obligation to help those who want to leave by buying back.</p> <p>JK explained there will be a dedicated leasehold team at the next consultation event and an FAQs document will be prepared.</p>	
3.9	<p>RL asked how non-resident leaseholders are kept aware, JK said the council is aware of the issue.</p>	
4	ANY OTHER BUSINESS	
4.1	<p>LS asked why the option to view the rent account online has been removed. JL to investigate.</p>	JL
4.2	<p>DD asked if the stock conditions survey will be widely available. JK to investigate.</p>	JK
4.3	<p>The group discussed the possibility of a Queen's Jubilee celebration, CR asked residents to get in touch if they want to help organise an event.</p>	
4.4	<p>CR suggested members of the Resident Working Group could join the Liaison Team at the consultation event to help engage with the community.</p>	

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5	CLOSE	
5.1	CR thanked the group for coming. <i>Post-meeting note: the next meeting will be on 06.04.2022</i>	