

SOUTHWICK NEWS



SOUTHWICK ESTATE NEWSLETTER OCTOBER 2022

Welcome to the Southwick Estate newsletter from the project team working with residents of the Estate. We have updates from the recent series of events, a reminder about the Resident Working Group meetings, how to get in touch with your Independent Advisors and two exciting new opportunities to get involved.

CONSULTATION UPDATE - EVENT 3

What were we doing?

Across the summer we were out in Southwick holding three pop-up events across the estate, one exhibition, one open meeting and five door-knocking sessions. We were giving information on the four options available and asking for feedback.

Option 1: Repairs and Refurbishment

Option 2: New homes And Improvement Works

Option 3: Partial Redevelopment

Option 4: Full Redevelopment

We spoke to 131 residents
- 28 leaseholders, 52 council tenants, 2 private tenants, and 49 who didn't say.



What did we find?

We gathered lots of useful feedback. The key finding was that Options 1 and 4 are the most popular with residents, but that most residents are not sure what their choice is at this stage.

- ▶ 30 people want Option 1 (22.90%)
- ▶ 40 people want Option 4 (30.53%)
- ▶ 1 person wants Option 2 (0.76%)
- ▶ 1 person wants Option 3 (0.76%)
- ▶ 59 did not express a preference (45.04%)

What you liked about Option 1:

- ▶ Will fix a lot of the long-standing problems such as the dampness
- ▶ Able to keep changes made by the residents themselves
- ▶ Least disruption to residents' lives and homes
- ▶ Flats will have a much-needed update
- ▶ Keeps sense of community

Your concerns about Option 1:

- ▶ Parking needs improving
- ▶ A lot of the flats have deteriorated beyond refurbishment and need knocking down
- ▶ Will not address enough of what needs to be done
- ▶ May mean more refurbishment is needed in the future as buildings are so old, will only be a temporary fix
- ▶ Building looks old from the outside and a lot of residents would like that changed
- ▶ Some residents want the layouts of their flats changed



What you liked about Option 2:

- ▶ Creates new homes for families who need it
- ▶ Creates more space
- ▶ Little disruption to residents
- ▶ Keeps sense of community and safety
- ▶ Addresses many much-needed property repairs

Your concerns about Option 2:

- ▶ Lack of parking would get worse
- ▶ The amount of time it takes would not be worth the outcome
- ▶ Existing buildings would look even more outdated in comparison
- ▶ Some residents would be living next to a building site
- ▶ Some residents believe this would not address existing problems
- ▶ A possible strain on local infrastructure
- ▶ The blocks could be too close together and affect residents' privacy/quality of life
- ▶ Would lose a lot of green space
- ▶ Prolonging knocking down all the blocks, which many residents believe is inevitable

What you liked about Option 3:

- ▶ Reviewing the parking
- ▶ The importance of open space
- ▶ Keeps sense of community
- ▶ Would give a modern look
- ▶ Improved bin store
- ▶ Vital maintenance would take place
- ▶ Better use of communal space

Your concerns about Option 3:

- ▶ Believed to be too divisive
- ▶ A full redevelopment would be more efficient
- ▶ May be too disruptive for residents
- ▶ Changing half the estate doesn't seem fair and could be a waste of resources

What you liked about Option 4:

- ▶ Major improvement for the quality of life of Southwick residents
- ▶ The most cost-effective option in the long-term
- ▶ Revitalises the entire estate
- ▶ Benefits the wider community by making the area more modern
- ▶ Everyone would get a new flat
- ▶ Due to the number of problems with the current estate, this option would solve the most issues
- ▶ Would greatly improve the sustainability of the estate
- ▶ Newer flats would meet residents' needs
- ▶ Lower household energy bills
- ▶ A more community-driven estate
- ▶ Would raise the value of the properties
- ▶ Would improve the safety of the flats

Your concerns about Option 4:

- ▶ Could destroy the community by splitting up neighbours
- ▶ The process may take too long
- ▶ Too drastic
- ▶ The height of the buildings
- ▶ The process of moving may be too much for some
- ▶ Temporarily being moved away from family and friends during the process
- ▶ Newer buildings may mean less sound proofing (due to thinner walls)

WHAT HAPPENS NEXT?

For the next series of events, we will focus on giving much more information about Option 1 and 4, with extra information on how either would affect tenants and leaseholders.

We have noted down all your questions and queries and have already started using them to make changes to the proposals. We will answer more of your questions at the next stage, and then again be out and about gathering your feedback and choice of option between 1, Repairs and Refurbishment and 4, Full Redevelopment. We aim to hold the next round of consultation in October or November.

After this the team will look at resident feedback and financial

implications and will name the community's 'preferred option' - saying whether they suggest Option 1, Repairs and Refurbishment, or Option 4, Full Redevelopment. We aim to make a Council recommendation on the preferred option by January.

If the Council agrees then residents will have a chance to officially vote on whether they would like this option to go ahead. This is known as a resident ballot. An offer booklet giving lots of information will be sent to every home. This will allow residents to read all about how the option would work for them before voting, and you can ask the Independent Resident Advisors, New Mill, for help if needed.

Subject to agreement, we plan to hold the resident ballot early in the new year.

LEASEHOLDER SUB-GROUP

Do you have questions about your financial obligations if refurbishment is chosen, or financial options if redevelopment is preferred? One key thing we learned was that leaseholders have a lot of questions regarding their legal and financial options. We are offering regular digital meetings to discuss these.

Email:

community@thesouthwickestate.co.uk for an invitation to our next meeting, or for the opportunity to speak privately to an independent adviser then email rob.lantsbury@newmillconsultants.com

RESIDENT WORKING GROUP

The Resident Working Group was established in September 2021 and meets on a regular basis in the Southwick Community Centre. Members have a direct link with the project team, receive regular progress updates, and have opportunities to ask questions, and have their say. The Resident Working Group is important in helping us understand residents' - both tenants and leaseholders - priorities for the future of the Southwick Estate. Members speak not just for themselves but for their neighbours.

We are always looking for new members, the meetings for the rest of the year are on:

Tues 15th November, 6pm – 7:30pm

Wed 7th December, 6pm – 7:30pm

If you would like to come along, please get in touch with a member of the team by emailing:

community@thesouthwickestate.co.uk



NEW MILL – YOUR INDEPENDENT RESIDENT ADVISOR

New Mill Consultants are your independent advisors. They are here to help you with any questions you have about the consultation process. Along with the Resident Working Group, they are working on a resident's charter which will lay out the commitments the Council is making to the Southwick Estate residents. The team is made up of Christine Searle MBE and Rob Lantsbury BSc, who have been advising residents together for 15 years. Christine has been an active Housing Association resident for 30 years and Rob has a background in housing management spanning 35 years. They have advised and supported residents through several regeneration projects.

Christine and Rob, along with the Resident Working Group, are working on a resident's charter which will lay out the commitments the Council is making to the Southwick Estate residents. Both are available during the week up until 6pm and Saturday up until 12 noon, if you leave a message Christine or Rob will get back to you within a day.

Rob Lantsbury

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Christine Searle

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MAINTENANCE

There is a dedicated repairs and maintenance email address for the Southwick Estate and the team will respond quickly to requests. Please send all repairs concerns to: southwickestaterepairs@adur-worthing.gov.uk.

We will also be on the Estate one afternoon a month with Adur Homes to view maintenance issues from broken locks to fly tipping. Email us to meet us when we are next on site, you can report any issues or just say hi.

SOUTHWICK INTERIM WORKS

The Council is working with consultants Fithorn Farrell Timms LLP to plan an Interim Works programme for the Southwick Estate. This is to address works required to ensure a safe living environment for residents and will be carried out irrespective of whether a full redevelopment or repairs and refurbishment option is chosen.

The Interim Works programme will include items such as:

- ▶ Structural repairs to lintels.
- ▶ Cavity clearance and localised repointing of washed-out mortar.
- ▶ Wall ties where necessary.
- ▶ Structural repairs to balconies (extent not yet known).
- ▶ Concrete repairs to concrete components.
- ▶ Window repairs, overhaul, or replacement (depending on condition).
- ▶ Roof overlay waterproofing systems.
- ▶ Ground drainage improvements.

We plan to start the works in Summer 2023, and we will keep you regularly updated.

FREQUENTLY ASKED QUESTIONS (FAQS)

Questions About The Consultation Process

What is the consultation about?

In March 2021 the Council confirmed the need to substantially improve homes on the Southwick Estate. Two consultation events took place in July- Aug 21 and Oct- Nov 21. The feedback from the events indicated that residents supported exploring four design options for the estate:

- ▶ **Option 1: Repairs and Refurbishment**
- ▶ **Option 2: New Homes And Improvement Works**
- ▶ **Option 3: Partial Redevelopment**
- ▶ **Option 4: Full Redevelopment**

What options are there for the estate?

Based on the feedback from the third round of consultation, the focus for the next round of consultation will be Option 1 and Option 2, however, we will still continue to assess all 4 options.

Has the council already chosen the option that they want?

The Council has not chosen an option. The purpose of the consultation is to ensure that residents are involved in this decision-making process.

What is the timescale for choosing the preferred option?

We would like to make a recommendation on the preferred option by December 2022.

What's the process for making a decision?

There are a number of stages to the decision-making process as follows:

- ▶ Hold the fourth consultation event in Oct or Nov to seek residents' feedback on Option 1, Repairs and Refurbishment and Option 4, Full Redevelopment.
- ▶ Score both options with the Resident Working Group to assess the options against cost, delivery, and quality measures.
- ▶ Prepare a Council report to make a recommendation on the preferred option in December.
- ▶ Follow up with a proposal to hold a residents' ballot to confirm the preferred option early in the new year.

How long would each option take to deliver the options?

Option 1 for repairs and refurbishment would mean that repairs and improvements are subject to prioritisation under the Adur Homes capital works programme. This would involve annual budget setting and procurement of contractors to deliver packages of potentially over several years.

Option 4, Full redevelopment would involve tendering to select a developer/contractor partner to work with the council; the preparation of a planning application and obtaining planning approval; rehousing tenants and buying back leaseholder properties to prepare for the first phase of the redevelopment. This option would be delivered in phases over several years.

Are everyone's opinions considered?

Absolutely, all comments are recorded and awarded equal value, we keep records of all feedback and produce an independent report after each consultation event.

How do I know the answers below are guaranteed?

Residents and the Independent Advisors, New Mill, are drawing together a Residents Charter which will be used to hold the Council to account now and in the future.

What happens if my preferred option is not chosen?

The outcome will be based on the majority of residents' wishes, and any concerns of those against the option will be addressed but ultimately this is a democratic process, and some people may be disappointed.

Do I get a chance to vote?

The Council will consider offering a Yes/No ballot on whether the preferred option goes ahead.



QUESTIONS ABOUT THE DESIGN OPTIONS FOR TENANTS

What does this option involve?

Option 1: Repairs & Refurbishment

Packages of works would be prioritised in accordance with the stock condition surveys that were recently undertaken, where investment has been considered over a 50-year period. This would initially be to undertake external fabric and structural repairs to the buildings. Over the years that follow, consideration would be given to thermal improvements and carbon reduction. Existing contracts will continue to be delivered across the estate, which include fire door replacements, fire safety improvements and the Inner Rooms programme.

Option 4: Full Development

The blocks would be demolished and new-build homes constructed on the estate. (excluding Spring Gardens which would be refurbished) The full redevelopment would be constructed in phases.

Would I be guaranteed a new build home on the estate?

Option 1: Repairs & Refurbishment

In this option you retain your existing home.

Option 4: Full Development

You would be guaranteed a new-build home on the estate.

Could the Council evict me and make me homeless?

Option 1: Repairs & Refurbishment

You would remain in your home.

Option 4: Full Development

There is no threat of eviction or homelessness, you are guaranteed a new home on the estate.

How many times would I need to move on the estate?

Option 1: Repairs & Refurbishment

At this stage we only foresee the requirement for temporary moves to facilitate the Inner Rooms programme. This programme only affects properties with a particular layout who have been communicated with previously.

Some of the repair works included in future packages may be disruptive but temporary property will be provided.

Option 4: Full Development

We would aim to only move residents once, straight into their new homes. However, for the first phase of development, we may need to move some residents away temporarily into a home within the local area. They would be given the option to return to the estate.

Could I move to a bigger home on the estate?

Option 1: Repairs & Refurbishment

You would remain in your home.

Option 4: Full Development

If your needs have changed, you would be assessed and you could be offered a larger home.

Would I keep the same tenancy?

Option 1: Repairs & Refurbishment

Yes

Option 4: Full Development

You would be given a council tenancy for your new home with the same rights as your existing tenancy.

How much compensation would I get?

Option 1: Repairs & Refurbishment

There would be no home loss payment.

Option 4: Full Development

If you have lived in your council home for over 12 months, you would be entitled to receive a minimum of £7,800. In addition, there would be a disturbance payment for items such as removal costs.

Will my garage be replaced in the new development?

Option 1: Repairs & Refurbishment

You would retain your existing garage.

Option 4: Full Development

New car parking would be provided on the estate, 10% of this would be disabled parking.

Would my rent go up?

Option 1: Repairs & Refurbishment

Your rent would remain the same but is subject to annual rent review by the Council as usual.

Option 4: Full Development

Your rent would not increase, unless you move to a larger home. and would be subject to the annual rent review as usual.

Would the Council remain my landlord?

Option 1: Repairs & Refurbishment

Yes

Option 4: Full Development

Yes, in this option, the new build housing would be owned by the Council.

QUESTIONS ABOUT THE DESIGN OPTIONS FOR LEASEHOLDERS

What does this option involve?

Option 1: Repairs & Refurbishment

The Council would be responsible for the building structure including the roof and brickwork and shared parts such as lifts and communal areas. You would be responsible for repairs inside your flat. We are required under Section 20 of the Landlord & Tenant Act 1985 (amended) to consult with you before we carry out any work that will incur more than £250 per flat in service charges.

Option 4: Full Development

Resident leaseholders

All blocks would be demolished (excluding Spring Gardens which would be refurbished) and new-build homes constructed on the estate. You would sell your flat to the Council and you would be guaranteed a new Shared Equity property on the estate. Alternatively, you could purchase a new home off the estate.

Non - resident leaseholders

All blocks would be demolished (excluding Spring Gardens which would be refurbished) and new-build homes constructed on the estate. The Council would purchase your flat at market value with compensation.

Can I increase my share in the shared equity property in the future?

Option 1: Repairs & Refurbishment

N/A

Option 4: Full Development

Resident leaseholders

Yes, you could increase your share until you own the flat outright.

Non - resident leaseholders

N/A

What is a home with shared equity terms?

Option 1: Repairs & Refurbishment

N/A

Option 4: Full Development

Resident leaseholders

Shared Equity is used when a new home has a higher value than an existing one. In this case you would own equity equal to the value of your current home (+ home loss payment) and any remainder would be owned by the Council. You would not need to pay any rent or interest on the part the Council owns but would need to share this proportion of the proceeds with the Council if the home is ever sold

Non - resident leaseholders

N/A

How many times would I need to move on the estate?

Option 1: Repairs & Refurbishment

N/A

Option 4: Full Development

Resident leaseholders

We would aim to only move you once, straight into your new flat. For the first phase of development, we may need to move some residents away temporarily into a new build home within the local area. You would have the option to return to the estate.

Non - resident leaseholders

N/A

Would my new shared equity flat have the number of same number of bedrooms, floor space, ground floor/sea view etc.?

Option 1: Repairs & Refurbishment

N/A

Option 4: Full Development

Resident leaseholders

We would offer you the same number of bedrooms in your Shared Equity flat. We would endeavour to meet your requirements on floors and views.

Non - resident leaseholders

N/A

How would the Council buy back your flat?

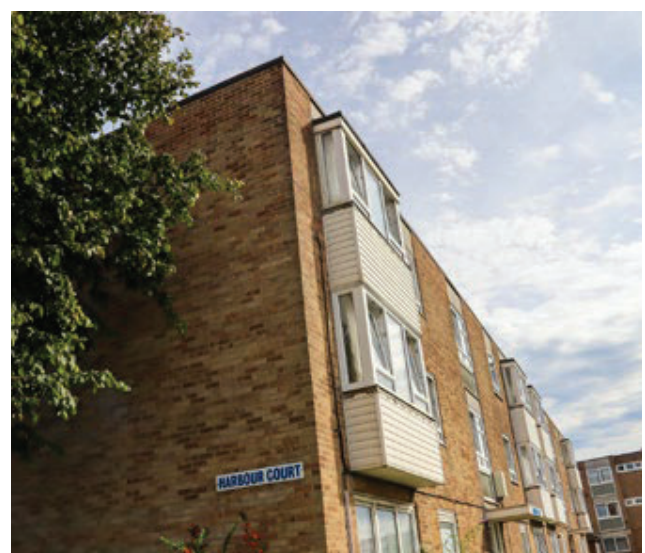
Option 1: Repairs & Refurbishment

N/A

Option 4: Full Development

Resident leaseholders & Non - resident leaseholders

A market valuation of your flat would be made by an independent chartered surveyor. If you are not happy with this valuation you can appoint your own registered chartered surveyor, paid for by the Council who will need to agree the fees in advance.



How much compensation would I get?

Option 1: Repairs & Refurbishment

There is no compensation in this option.

Option 4: Full Development

Resident leaseholders

The Council would pay market value for your flat, in addition, you would receive 10% of the market value as a home loss payment and reasonable legal, valuation and moving costs up to a maximum of £78,000.

Non - resident leaseholders

The Council would pay market value for your home and a compensation payment of 7.5% of the market value. In addition you would be entitled to disturbance payment in relation to costs incurred in acquiring a replacement property, within one year.

What would happen to my service charges?

Option 1: Repairs & Refurbishment

You would be consulted on planned repairs and refurbishment works above £250 and you would be charged for these works in accordance with your lease.

Option 4: Full Development

Resident leaseholders

For Shared Equity flats, service charges would relate to the whole flat not on the percentage of equity that you would own.

You would be consulted on any planned Interim Works carried prior to the redevelopment.

The Council is considering a proposal to defer any Section 20 service charges relating to these works, opting instead, to deduct these charges at the point of sale to the Council.

Non - resident leaseholders

You would be consulted on any planned Interim Works carried out prior to the redevelopment and charged in line with Section 20 of the Landlord & Tenant Act 1985 (amended). These charges would not be deferred.

Will my garage be replaced in the new development?

Option 1: Repairs & Refurbishment

You would keep your existing garage.

Option 4: Full Development

Resident leaseholders

New car parking would be provided in the full redevelopment option.

Non - resident leaseholders

N/A

What would happen to my private tenants who are renting my flat?

Option 1: Repairs & Refurbishment

N/A

Option 4: Full Development

Resident leaseholders

N/A

Non - resident leaseholders

If your private tenants have been resident on the estate for at least 12 months, then they would qualify for Council support and would be offered a comparable home at market rent either within the new development or within other Adur Homes stock.

HAVE YOUR SAY

Find out more or get in touch with the Resident Liaison Team. Do you need a translation or **LARGE PRINT?**

The main languages spoken in West Sussex apart from English include Polish, Portuguese, Gujarati, Tagalog/ Filipino, Urdu, and French.

Contact us at:

 www.thesouthwickestate.co.uk

 community@thesouthwickestate.co.uk

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