

The Southwick Estate - Residents Working Group

MINUTES

Subject: Residents' Working Group; meeting 14

Venue: Southwick Community Centre

Date: 15th November 2022

Jeanette Kenyon (JK) – Adur District Council

Katharine Hartfield (KH) - FFT

Imogen Spencer-Dale (ISD) – Resident Liaison Officer

Marilyn Foster (MF)

Ben Logan (BL)

Leanne Crump (LC)

Marcia Browne (MB)

Dave Jenner (DJ)

Sharon Hillier (SH)

Paul Hillier (PH)

Agata Martin (AM)

Sue Wells (SW)

Lesley Bridle (LB)

Christine Searle (CS)

Rob Lantsbury (RL)

Cllr Jim Funnell (JF)

Holly Smith (HS)

Jasmine Johnson (JJ)

Chris Johnson (CJ)

Cllr Carol O'Neal (CO)

Dave Jenner (DJ)

Item:	Comment:	Action Assigned to:
1.	Welcome	
	JK led introductions and ran through the last meeting minutes.	
2.	Previous Meeting Minutes and Matters Arising	
	The group said the next minutes need page numbers.	ISD
	Charter JK said that the charter would be finalised soon.	

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	<p>It will be attached to the recommended report and the council members will sign off on it then. The next stage is for council officers to review.</p> <p><u>Storage facilities</u> AM asked for more details about the storage facilities for the new build homes and said it is important to have homes where all possessions could fit. JK said she would explain the design standards at the next RWG meeting.</p> <p>JK mentioned the term like-for-like and said that is confusing, the housing re-provision would be around the number of bedrooms, unless the family size has changed.</p>	JK
3.	Stock Conditions Overview	
	<p>JK said Tim Blackwell (TB) is responsible for the Interim Works, but he is currently on paternity leave.</p> <p>KH gave the stock conditions survey presentation and noted that they had previously worked on the Locks Court and Rock Close refurbishment proposals. The stock conditions survey was undertaken around a year ago. They looked at what needs replacing now; what will take longer and the costs for the potential of 50 years refurbishment period.</p> <p>They reviewed the existing surveys such as asbestos and looked at damaged brickwork, pointing, windows, roofs, had samples of the flat roofs, looked what they're made of and if they're insulated etc. They looked inside two or three flats per block using the Housing, Health and Safety Rating system.</p> <p>KH discussed the traffic light system she uses to show which repairs are urgent.</p> <p><u>Current main issues</u> KH confirmed the main issues with the flats are damp, roofs, walls where bricks and pointing are damaged. Fire risk assessments had been previously done.</p> <p>KH showed the budget for repairing the flats over 50 years, but pointed out it does not include inflation as that can't be predicted.</p> <p>KH confirmed that Neil Erridge, Estate Surveyor, is working on low-level damp issues. She noted that the scaffolding was up to look at the condition of the balconies.</p> <p>They have tested the chemicals on the concrete, the lab results are back, and the structural reports will be back in a few weeks.</p>	

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	<p>FFT are working with TB to create a schedule of work for the Interim Works.</p> <p>JF asked about chimneys as there is a leak in Watling Court. KH said she would raise with TB.</p> <p><u>Interim Works Start Date</u> JK said the Interim Works programme is scheduled to start in summer 2023. KH added that this depends on Section 20 timeline. JK said the Interim Work would take approximately a year, and that these works will happen whichever option is chosen.</p>	KH
4.	Next Steps and Questions	
	<p><u>Event 4</u> ISD said that the team will be out on the estate with the information boards and feedback forms over the next few weeks, and that all residents have been written to with the details.</p>	
	<p><u>Event 4 Consultation Boards</u> LC asked why options 2 and 3 were dismissed. JK said they haven't been, they've narrowed them down just for the boards as it's not possible to show all 4 options in this level of detail. All residents are invited to complete a feedback form where they are asked to comment on all 4 options. She reiterated all 4 options are still on the table.</p> <p>LC mentioned that people believed there would be houses not flats. JK said it should be clear in the booklet showing the options. The full redevelopment option shows the provision of flats, not houses.</p> <p>LC said the boards aren't clear. JK said the team had spent a lot of time to ensure the consultation boards were very detailed but at this stage, the drawings were indicative.</p> <p>LC mentioned that the consultation boards show grey skies in the refurbishment option and blue skies in the full redevelopment option. JK said the design team specifically made sure all options had blue skies.</p> <p>LC asked how there can be more green space if more homes are being built. JK said the details of the green spaces in the full redevelopment option are shown on the consultation boards.</p> <p><u>Garages</u> A resident asked what will happen to garages. JK said that garages will not be provided. LC said this need to be made clear to residents.</p>	JK

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	<p><u>Interim Works</u></p> <p>CO said she was concerned about when the Interim Works will start, she believed they had started. She noted that she had been asking since 2021 for things like external walls having some mortar to prevent damp. She mentioned the cost-of-living crisis with regards to heating and damp.</p> <p>KH said indicated Neil Erridge had completed some works. CO asked if repairs to the external walls could be brought forward. JK said she will investigate this. CO said she raised this at last full council meeting and was assured it would go to head of Adur Homes.</p> <p>JK said TB will provide more details on the Interim Works programme.</p> <p><u>Communications</u></p> <p>SW said her neighbour hasn't heard anything about the consultation. JK asked for details of the address.</p> <p>JK asked residents to put their hands up if they haven't received newsletters/letters. No one put their hands up.</p> <p>SW asked if they could be hand delivered.</p> <p><u>Fire doors</u></p> <p>DJ said he received a letter saying people will put fire doors on sheds. He did not feel this was a good investment in money, the walls are damp in the sheds, and his flat's windows are broken. JK thanked DJ for raising this, she would look into who sent the letter and the background.</p> <p>LC said she wanted a copy of KH's PowerPoint slides. ISD to attach to the minutes.</p> <p>HS said her front door hasn't been replaced, and asked if we can we look into this.</p>	<p>JK</p> <p>TB</p> <p>JK</p> <p>ISD</p> <p>JK</p>
5.	Event 4	
	<p><u>Translations</u></p> <p>LC said the letter distribution goes to some residents who don't speak English and have the Council worked to learn who they are. JK said Councils translate when asked which is highlighted in the Southwick newsletter.</p> <p>RL said they would knock on the doors to ask which languages are spoken.</p>	<p>RL</p>

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	<p><i>Post-meeting note: these residents have been contacted and a plan is in place.</i></p> <p><u>Consultation Process</u></p> <p>LC asked if the forms could go through the doors. A resident asked how many people respond. ISD said over 50% responded last time.</p> <p>The group discussed whether door knocking is effective. LC said things are not simple and clear. Some people won't answer the door due to anxiety. Said we need to speak to 100% of the residents. RL suggested a 'sorry we missed you' card.</p> <p><i>Post-meeting note: the cards were produced and are being used across the estate</i></p> <p>JK confirmed, if the preferred option is full redevelopment, a formal ballot of residents will be recommended. JK said the ballot vote would be binding. Residents would be asked to vote on the preferred option.</p> <p>LC said what about the e.g. 48% who don't want an option? She asked why isn't option 3 on the table? JK said that all options are still on the table, the feedback form asked residents to comment on all 4 options.</p> <p>LC said things aren't clear e.g. losing parking. JK said the consultation boards highlight the parking proposals and green spaces.</p> <p>JK said the team is aiming to speak to everyone on the estate, including Watling Ct. The feedback from individual blocks will be taken into account and will be reflected in the recommendations.</p> <p>LC said she didn't know this, it hadn't been mentioned. JK explained it was a new development based on speaking to the residents.</p> <p>LC asked about the ballot. RL said it would be one vote per named person on the tenancy agreement.</p>	<p>ISD</p>
<p>6.</p>	<p>Any Other Business</p>	
	<p>A resident asked for a timetable of the works. JK said the indicative timeline for the refurbishment and full redevelopment options are shown on the consultation boards.</p> <p>Resident Working Group meetings</p> <p>SW asked about minutes being recorded. ISD said it is not practical.</p>	

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<p>LC said why is this not a Teams meeting for those with childcare. JK said the technology would not allow a hybrid meeting but minutes are now available on the website.</p> <p>Full redevelopment questions SW asked what percentage of residents will come back after full development. JK said all tenants and resident leaseholders have a right to return.</p> <p><i>Post-meeting note: Only residents in the first phase would be moved off the estate, all other residents in subsequent phases would remain on the estate and move into their new home once completed.</i></p> <p>A resident asked if they get a chance to pick where they go. JK said that residents in the first phase would move to a new home ideally built adjacent to the estate or in the local area. They would have a right to return to the estate once their block was redeveloped.</p> <p>If anyone moves out and prefers it there, they can choose to remain. JK said getting the first phase right is important, to make sure people are not inconvenienced with things like schools and work.</p> <p>JK said they would work to reach a situation where all tenants are happy before moving them. They will not be forced into a particular place. She mentioned that there would be compensation for moving.</p> <p>Planning DJ said that the pilot pub site was refused planning permission as it wasn't safe to be so high, but the potential redevelopment would be even higher and asked how this made sense.</p> <p>JK said the redevelopment proposals would be worked through with the planners, in the context of an estate regeneration plan. The assessment of the redevelopment proposals would have different planning considerations.</p> <p>LC said if 30% of the new homes will be council homes and 70% will be private, does this match with the 248 current council homes. JK said that these numbers are just estimates at the moment, and said that there would not be any less council homes built than there are currently.</p> <p>LC asked why Spring Gardens are only being refurbished. JK said the recommendation is based on the housing needs of the residents, and it is a newer building.</p>	
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	<p>Someone asked what happened if some blocks were kept. JK indicated that the redevelopment proposals would need to be reassessed, but that would be appropriate if this is what people wanted.</p> <p>SW asked about provisions like doctor, dentist, school for new residents.</p> <p>JK said this provision could be considered. She would note these suggestions and would consider in more details if full redevelopment is the preferred option.</p>	JK
7.	Close	