

# The Southwick Estate - Residents Working Group

**Subject: Residents' Working Group; meeting 16**

**Venue: Southwick Community Centre**

**Date: 23<sup>rd</sup> January 2023**

Present:

Jeanette Kenyon – Adur District Council (JK)

Tim Blackwell – Adur District Council (TB)

Imogen Spencer-Dale – Cratus Communications (ISD)

Leanne Crump (LC)

Emma Colfer (EC)

Lesley Ken (LK)

Cllr Carol O'Neal (CO)

Sue Wells (SW)

Ben Logan (BL)

Marilyn Foster (MF)

Agata Martin (AM)

James Freeman (JF)

Other Southwick Residents

<b>Item:</b>	<b>Comments:</b>	<b>Action Assigned to:</b>
<b>1.</b>	<b>Welcome</b>	
	JK welcomed the group	
<b>2.</b>	<b>Previous meeting minutes and matters arising</b>	
	JK went through the previous minutes and said many of these points will be handled by guest speaker TB.  ISD said that the team does not have the finalised list of information on those who had moved over due to inner rooms works, but we will do soon.  JK said that they will consider putting a list of repairs on block's noticeboards.  JK said that she will take all suggestions to Tina Favier, the Director of Communities at Adur District Council who has recently been appointed to oversee this project.  Tina is currently making a program to see how services can be improved and will be invited to a future meeting.	<b>JK</b>

## The Southwick Estate - Residents Working Group

**Subject: Residents' Working Group; meeting 16**

**Venue: Southwick Community Centre**

**Date: 23<sup>rd</sup> January 2023**

	<p>ISD said that they will bring more copies of previous minutes to the next meeting, but that the group should already receive them by email.</p> <p>JK reinforced that Cratus and herself are the options appraisals process team. When other queries come up in the group they can only pass on the comments to the relevant teams to try to get answers.</p> <p>CO asked who the correct people are to speak to for wider works queries.</p> <p>TB said Joanne Lee may be able to assist, she has been brought in mainly for the interim works.</p>	<b>ISD</b>
<b>3.</b>	<b>Event 4 update and extending the consultation period</b>	
	<p>ISD said they had spoken to nearly 150 residents and received 99 feedback forms so far.</p> <p>ISD confirmed that the consultation period has extended into February.</p>	
<b>4.</b>	<b>Balconies and interim works progress update</b>	
	<p>Residents said that they've complained about the balconies for years.</p> <p>One resident said that some balconies might only need a quick repair.</p> <p>TB said the Council's Building Services team are not trained and competent in undertaking concrete repairs, adding that they fall outside of the remit of a multi trade operative or bricklayer. He agreed that the structural engineers have not inspected all balconies but that they have concerns regarding the railings more generally and could not provide any assurance that the railings provide enough resistance to make use of the balconies safe.</p> <p>SW said her disabled access is blocked by the fencing.</p> <p>TB said he will speak to her separately and report back to Housing management.</p>	<b>TB</b>
<b>4.a.</b>	<b>Neil Erridge Attendance</b>	
	<p>LC asked if Neil Erridge could come to a meeting.</p> <p>JK said he is no longer solely dedicated to the estate so he may not be available, but the team will ask.</p>	<b>JK/ISD</b>
<b>4.b.</b>	<b>Social Housing</b>	
	<p>LC said that it needs to be clear that there will be more private than social housing, as we are losing 70 social housing homes.</p> <p>JK said there will not be any less social housing, there will just be more of both types of home. There is a scheme called no net loss that ensures there is never any less social housing in a redevelopment.</p>	

## The Southwick Estate - Residents Working Group

**Subject: Residents' Working Group; meeting 16**

**Venue: Southwick Community Centre**

**Date: 23<sup>rd</sup> January 2023**

	<p>JK reiterated that no one will lose a home.</p> <p>LC mentioned another scheme where all homes were turned into shared ownership.</p> <p>JK said that the Council would work with a developer, but they own the land the whole time.</p> <p>JK reminded the group about the residents' charter, and that this is Council led.</p> <p>JK said for every social house that the Council build, they have to also build private homes to gain the money to subsidise the construction costs, and that is the model across the UK.</p> <p>One resident asked what happens to private tenants.</p> <p>JK said no one would or can be made homeless, the Council would help them source an equivalent home.</p> <p>JK said It would be a phased process and they would work with residents block by block to make sure everyone is happy.</p> <p>JK said there are internal working groups to look at the implications. This will all feed into the cabinet recommendation.</p>	
<b>4.c.</b>	<b>Resident Ballot</b>	
	<p>JK said that there may be a resident ballot overseen by an independent company. This would be a digital vote which would then become the mandate for any options.</p> <p>CO said some residents are confused and think the consultations have been their votes.</p> <p>JK said we will make this clear.</p> <p>ISD encouraged the group to tell their neighbours.</p> <p>LC said residents don't feel their views count.</p>	<b>JK &amp; ISD</b>
<b>4.d.</b>	<b>Event 4 Boards</b>	
	<p>One resident noted that the colours on the boards are not accessible for everyone, and that a lot of residents do not have internet.</p> <p>JK said that the team can talk residents through the designs.</p>	
<b>4.e.</b>	<b>Fire Doors</b>	
	<p>TB said under the Regulatory Reform Fire Safety Order 2005 there is a</p>	

## The Southwick Estate - Residents Working Group

**Subject: Residents' Working Group; meeting 16**

**Venue: Southwick Community Centre**

**Date: 23<sup>rd</sup> January 2023**

	<p>requirement to provide protected escape routes from the flats to a place of safety outside with a minimum 30 minutes resistance. The reason that store doors need to be fire rated is because the Council cannot effectively control what is stored in cupboards, which might increase the risk of fire.</p> <p>When asked about the inside of flats, TB explained that there is a different piece of legislation applicable to flats, which was the Housing Act and that the Regulatory Reform Order was applicable to communal areas only.</p> <p>TB used Grenfell Tower as an example of a situation whereby escape routes were not sufficiently protected.</p>	
<b>4.f.</b>	<b>Leaseholder Queries</b>	
	<p>TB said they would speak to leaseholders about contractors.</p> <p>LB said that there has been a lot of leaseholder costs recently and queried what the council are doing for them.</p> <p>JK will speak to Gemma Reidl, the Leaseholder Manager at the Council, regarding this.</p> <p>One resident asked what they should do with their front door as they have been told to do this themselves. Another resident asked what they should do about the mould in their flat.</p> <p>JK said these leaseholder queries should be taken to the leaseholder forum, and that the team will be organizing the next one shortly</p>	<b>JK</b>
<b>4.g.</b>	<b>Interim Works Presentation</b>	
	<p>TB said his role is delivering the Interim Works programme, and he is not best placed to answer queries related to maintenance tasks or specific instances. However, some of these works do cover some of the queries.</p> <p>TB ran through the presentation (attached).</p> <p>TB said they are hoping to start work on the Interim Works programme in August.</p> <p>JK said these are essential and compulsory works and that money will be spent on them even if there is redevelopment.</p> <p>TB said the interim works should help with damp and mould issues.</p>	
<b>4.h.</b>	<b>Deferred payments</b>	
	<p>JK and TB explained that the deferred payments would only be on work beforehand, not after the buyback/new home process.</p>	

## The Southwick Estate - Residents Working Group

**Subject: Residents' Working Group; meeting 16**

**Venue: Southwick Community Centre**

**Date: 23<sup>rd</sup> January 2023**

	<p>JK said the market price would be based on the market sales in the area.</p> <p>One resident said that the team needs to be clearer that they are still having to pay, it is just delayed.</p> <p>LB asked why non-resident leaseholders are seen differently.</p> <p>JK said they make a distinction between those who own a flat but rent it out as a business and those whose home it is.</p> <p>EC asked about leaseholders buy-back.</p> <p>JK said there has been some progress, she is due to meet with the buy-back working group in February and will report back.</p> <p>One resident asked about the process for leaseholders getting their shared equity.</p> <p>JK reiterated that there will be a specific leaseholders' meeting.</p>	
<b>5.</b>	<b>Any other business</b>	
	<p>CO said that she has raised maintenance issues multiple times over the past few years. The cost-of-living crisis and energy bills means that the work needs to begin sooner.</p> <p>TB said they cannot work over the winter, or it would be much more expensive with the extra measures needed which has contributed to the delays to Rock Close and Locks Court. He advised that there are procurement procedures and a requirement to consult with leaseholders that are essential but unfortunately take time.</p> <p>CO asked what happened to the 1.8 million previously proposed and queried why a contractor is needed.</p> <p>TB said this money will be spent at the Southwick Estate, as it is taxpayers' money it must be transparent. These works need a contractor as Adur Council cannot do it internally.</p> <p>CO asked what happened to the planning application/surveys in 2020.</p> <p>TB said that the team had to look at it again and add in the whole of the estate.</p> <p>LC asked for the stock conditions survey presentation.</p> <p>ISD said this will be shared with the group via email.</p>	<b>ISD</b>
<b>6.</b>	<b>Close</b>	

**The Southwick Estate - Residents Working Group**

**Subject: Residents' Working Group; meeting 16**

**Venue: Southwick Community Centre**

**Date: 23<sup>rd</sup> January 2023**