

The Southwick Estate - Residents Working Group

Subject: Residents' Working Group

Venue: Southwick Community Centre

Date: 30th May 2023

Present:

*Imogen Spencer-Dale – Cratus
Communications (ISD)*

Rob Lantsbury – New Mill (RL)

Christine Searle- New Mill (CS)

Cllr Carol O'Neal – Adur Council – (CO)

Sue Wells – (SW)

Marilyn Foster – (MF)

Lesley Bridle - (LB)

Leanne Crump – (LC)

Sean Hart – (SH)

Marcia Browne – (MB)

Other Southwick Residents

Item	Comment	Assigned to:
1	Introduction	
1.1	RL an CS led introductions.	
2	Voting and next steps	
2.1	RL explained that the team is suggesting the council hold a resident ballot on whether or not to redevelop the estate.	
2.2	RL then explained that if the residents voted in a majority 'yes' for the redevelopment, then the planning application would take a year to produce before it is submitted to the council for a decision. He also clarified that the council's planning team are independent to Adur Homes. CO added that it would ultimately be decided by the planning committee and that residents are able to attend these meetings. RL noted that following a planning decision there is a six-week call in period to allow for any challenges to be made before work can begin on site.	
3	Residents Charter Review	
3.1	The Group reviewed page one of the Residents Charter. There were no comments, but ISD noted that the dates for the interim works have changed. The delays are due to making sure the costs to residents are valid. ISD will check to see if they will be writing to residents about this separately.	ISD
3.2	On page two LC asked for clarification regarding what would happen to Watling Court during the 50 year refurbishment works period. This would be added to the charter.	

	<p>JK Post Meeting Note: JK Stated that all that can be confirmed is that there would be a refurbishment programme for Watling Court based on the priorities identified in the stock conditions survey and budget.</p>	
3.3	<p>On page three CS clarified that the reason the charter states a new home on the estate for those who want it is because some residents may want to move off the estate.</p> <p>RL explained the phrase ‘the same number of rooms or larger’. This is dependent on if they have had more children.</p> <p>All residents will be able to have a two-bedroom if they would prefer.</p> <p>RL explained the shared equity scheme. For leaseholders, if you own a two-bedroom you are allowed to buy a two bedroom on a shared equity scheme.</p> <p>For example, if a property is sold back at £200k, if this plus the 10% home loss is put towards the new home which is valued at £250k then the council would contribute the £30k shortfall which is repayable as when the property is sold. In this example if you would instead prefer three bedrooms then the shortfall would be larger and shared equity has a limit. The options available then would include the resident putting more money in or the Council may be able to have offer shared ownership where they residents do pay rent on the extra.</p> <p>RL explained that there is a different ruling for non-resident leaseholders as they are letting their properties, and this is a ruling set nationally. The council can choose to offer shared equity new flats, however RL said very few councils do offer this.</p> <p>SW asked they would get an incentive to downsize, and RL stated yes. CO explained that it could be a more generous incentive than the current £1,500 offer, shown in the charter.</p> <p>CO added that the council would be rejecting any offers with less than 30% social housing.</p> <p>RL clarified that the rent setting and service charge procedures will remain the same as they are now.</p> <p>The group discussed the right of succession for council tenants. Post meeting note: The team is confirming the right of succession for council tenants with Adur Council and will update the minutes appropriately.</p>	
3.4	<p>Upon review of page four of the charter the group agreed that the phrasing of ‘outside space as a priority for families’ should be changed to ‘outside space as a priority for all residents’.</p> <p>RL clarified that the home loss payment is different to the smaller home incentive and that residents could have both if they downsized.</p> <p>MF asked for clarification on the level of choice would residents get in their new flats, for example which compass direction they face. RL said they could</p>	

	<p>look and see if current residents can have the first choice, noting that the allocation plan would have to be very well thought through.</p> <p>CO said that given the flats are likely to be higher, there is a chance that residents at the top may have blinding direct sunlight.</p> <p>SW asked if there would be any ground floor flats, given they'd mentioned undercroft parking. She explained that she is worried about lifts not working.</p> <p>RL said all these things would be thought about at the design stage and that it tends to be a balancing act as some residents want private parking, and others would like ground floor flats.</p> <p>CS added that accessible homes are a requirement including the front door size and step.</p> <p>LB asked how much notice they would get as she has tenants in the flat. RL said at least a year. There will be a phasing programme letting them know the order of the blocks.</p> <p>LC asked about heights, and CO said the Council has been rejecting anything over nine stories.</p>	
3.5	<p>Upon review of page five the rules for stamp duty were, it would only be up to the cost of the existing flat and would only be offered for a year after sale, to allow time to find a new home if moving off the estate.</p> <p>SW asked if any potential developers would be local, CO said there are some local developers available, and councillors would prefer this to be the case and encourage them to bid.</p>	
3.6	<p>The group reviewed page six of the charter.</p> <p>ISD clarified that the removal of items did not mean that there definitely won't be healthcare provision or older residents' homes but that it can't be guaranteed at this time and therefore is can't be included in the charter.</p> <p>RL said the council doesn't want to promise anything it can't deliver to ensure that the document is confident and clear.</p> <p>CO said as it is council housing, there would not be separate s106 money for the community, but the council will overall be working to improve health and leisure in the area.</p> <p>A resident asked about moving off the estate. RL said it was very unlikely that many residents will have to move twice given the space on the location. CS said they will also use any empty properties at that time. RL reiterated there is a definite right to return, however if you prefer your new home then you can keep that.</p> <p>They also confirmed that the temporary home would be a suitable size and location, near healthcare locations or near family if relevant.</p>	

	<p>CO mentioned EV charging parking points as new developments have statutory requirements for them, but there are also on-street chargers that she is pushing to have more of, as well as in car parks. RL said this will be in consideration.</p> <p>The group mentioned their concerns about parking with the new flats. It is currently 1.4 cars per 4 houses, but this is based on 2011 data. RL said when Southwick Estate goes through the planning rules should be based on 2021.</p>	
4.	Close of meeting	
4.1	<p>CO thanked New Mill for their help and support for the residents.</p> <p>A revised copy of the charter will be sent through shortly.</p>	RL/CS/ISD