

# SOUTHWICK NEWS

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## SOUTHWICK ESTATE NEWSLETTER JUNE 2023

**W**elcome to the latest edition of the Southwick Estate Newsletter, brought to you by the project team working with you to decide the future of the estate. In this edition, we have updates on the consultation, a reminder about the resident meetings, and how you can get in touch with your independent advisors.

# CONSULTATION UPDATE

## What have we been doing?

Since summer 2021, the project team has been working with you to find out what you want for the future of your neighbourhood. We have gone through a gradual process since that time to refine the options down from the original four choices on the table:

**Option 1: Repairs and refurbishment**

**Option 2: New homes and improvement works**

**Option 3: Partial redevelopment**

**Option 4: Full redevelopment**

We then gathered more detailed feedback on the options for our last round of consultation. In winter 2022, the project team held our final round of events which included four pop-up events and nine door-knocking sessions to make sure as many of you as possible were involved in the process. We gave information on how refurbishment or redevelopment would work and offered one last opportunity for you to give your feedback and have any remaining queries answered.



We received 141 feedback forms in person and online, 100 of which were from council tenants, 32 from leaseholders, and nine from private tenants. This total represents 62.39% of residents living on the estate.

We spoke to residents living in an additional 29 homes (12.83% of the total number), who did not fill out a feedback form.

We therefore actively engaged with the residents of 75.22% of the flats.

### What did we find?

A clear majority of you expressed your preference for option 4 - full redevelopment.

Option	Number of residents	Percentage of respondents
1 Repairs and refurbishment	40	28.37%
2 New homes and improvement works	0.5	0.35%
3 Partial redevelopment	1.5	1.06%
4 Full redevelopment	78	55.32%
Unsure/no opinion	21	14.89%

*Note: the .5 corresponds to a resident expressing a preference for two options*

Watling Court has a higher percentage of residents who prefer option 1, though this number is only slightly higher than those preferring option 4.

All other blocks prefer option 4 overall, but no blocks are in unanimous agreement.

## Breakdown of responses by block

### Rock Close



**36** occupied flats

**69.44%**  
filled in a form



#### 25 forms

- 8 for option 1 (32%)
- 14 for option 4 (56%)
- 3 unsure/no opinion (12%)

### Grange Court



**23** occupied flats

**56.52%**  
filled in a form



#### 13 forms

- 5 for option 1 (29.41%)
- 1 for option 3 (5.88%)
- 11 for option 4 (64.71%)

### Sea House



**24** occupied flats

**70.83%**  
filled in a form



#### 17 forms

- 5 for option 1 (29.41%)
- 1 for option 3 (5.88%)
- 11 for option 4 (64.71%)

### Coates Court



**43** occupied flats

**56.14%**  
filled in a form



#### 25 forms

- 7 for option 1 (28%)
- 17 for option 4 (68%)
- 1 unsure/no opinion (4%)

### Watling Court



**31** occupied flats

**67.74%**  
filled in a form



#### 21 forms

- 9 for option 1 (42.86%)
- 1 for option 2 or 3 (4.75%)
- 8 for option 4 (38.1%)
- 3 unsure/no opinion (14.29%)

### Locks Court



**17** occupied flats

**70.59%**  
filled in a form



#### 12 forms

- 2 for option 1 (16.67%)
- 7 for option 4 (58.33%)
- 3 unsure/no opinion (25%)

### Albion House



**18** occupied flats

**66.67%**  
filled in a form



#### 12 forms

- 3 for option 1 (25%)
- 6 for option 4 (50%)
- 3 unsure/no opinion (25%)

### Harbour Court



**11** occupied flats

**81.82%**  
filled in a form



#### 9 forms

- 3 for option 1 (33.33%)
- 4 for option 4 (44.44%)
- 2 unsure/no opinion (22.22%)

### Channel View



**12** occupied flats

**58.33%**  
filled in a form



#### 7 forms

- 1 for option 1 (14.29%)
- 5 for option 4 (71.42%)
- 1 unsure/no opinion (14.29%)

## WHAT HAPPENS NEXT?

The team has looked at the stock conditions survey, financial viability and your feedback and the preferred option taking all of this into account is for redevelopment across the estate, except for Watling Court, which is recommended for refurbishment. Spring Gardens has also been designated for refurbishment through the whole process.

However, as Watling Court was a fairly close call, there will be an opportunity to review this recommendation in future phases. We are now preparing a report for Council consideration in July. This will be followed by detailed recommendations to Cabinet in the coming months.

### RESIDENTS BALLOT

Part of the recommendations is for a residents' ballot to take place, to give you the opportunity to vote for or against the redevelopment option.

Before any vote takes place, you will receive a landlord offer document. This is a more detailed version of the consultation handouts, including design ideas, the council commitments and resident charter. We will be available by phone or email to answer any questions you have after reading the booklet.

Voting will be done online, by post, or by phone, and will be open for several weeks. All named tenants and resident leaseholders would have a vote, so there could be more than one per household. Residents in Spring Gardens and Watling Court would not have a vote, as their homes are to be designated for refurbishment.

Non-resident leaseholders would not usually get a vote in these ballots. However, any resident whose principal home is on the estate and who has been on the local housing register for at least one year before the landlord offer document is published, would have a vote.

### WHAT HAPPENS AFTER A BALLOT?

If residents vote for the redevelopment of the estate, a team will be brought together to start detailed planning on how we intend to deliver the redevelopment. This will involve design development, detailed phasing plans and the preparation of a planning application and will take some time, so building work would probably not begin for three years. More details will be available in the landlord offer document.

## INTERIM WORKS

The Council has been working with consultants Faithorn Farrell Timms Surveyors to plan an interim works programme for urgent repairs on the estate. This work will make sure everyone has a safe living environment and will go ahead independently of the redevelopment and refurbishment programmes.

It is important that this issue is resolved before any works begin, so unfortunately the programme is likely to be delayed until spring 2024. Regular inspections and reactive maintenance work will continue in the meantime.

The interim works programme will include:

- ▶ Structural repairs to lintels (the beams above windows and doors)
- ▶ Cavity clearance and localised repointing of washed-out mortar (filling in gaps in the brickwork)
- ▶ Wall ties (strips inside the walls 'tying' two layers of wall together)
- ▶ Structural repairs to balconies
- ▶ Repairs to concrete components
- ▶ Window repairs, overhaul, or replacement
- ▶ Roof overlay waterproofing systems (putting new roof on top of the current roof)
- ▶ Ground drainage improvements



## SOCIAL HOUSING REGULATOR

Adur District Council is working with the national social housing regulator to tackle health and safety issues with our homes. We contacted the Regulator of Social Housing in February after carrying out a review that identified health and safety issues in some of our properties.

The review highlighted that not all our homes had up-to-date fire, electrical and asbestos safety checks, and that some did not have smoke alarms. We also did not have the data to confirm our properties met the Decent Homes Standard.

We referred ourselves to the regulator and suggested that because of these issues, we could be in breach of the national Home Standard. We understand the work we need to do and have created a new programme of health and safety checks and property surveys. Staff from the regulator will now work with our teams as we tackle the identified problems.

For more information, visit:  
[www.adur-worthing.gov.uk/adur-homes/self-referral](http://www.adur-worthing.gov.uk/adur-homes/self-referral).

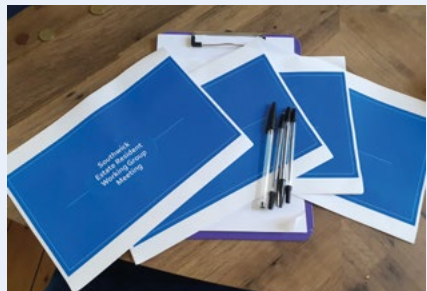
## RESIDENT WORKING GROUP

The Resident Working Group was established at the start of this process and meets regularly in the Southwick Community Centre. Members receive regular progress updates, have opportunities to ask questions and to have their say. Members speak not just for themselves but also represent their neighbours.

In the coming months we're holding specialised sessions on things like the planning process, design workshops and the financial process.

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

[community@thesouthwickestate.co.uk](mailto:community@thesouthwickestate.co.uk)  
or call **07883 731491**.



## LEASEHOLDER SUB-GROUP

Leaseholders had some very specific questions and concerns around potential charges and the buy-back process, so we formed a leaseholder sub-group in late 2022 where leaseholders meet with the consultation team and other council housing and leasehold officers to discuss these issues.

If you are a leaseholder with questions about the future of the estate and want to join the group or simply want to be kept up to date, email: [community@thesouthwickestate.co.uk](mailto:community@thesouthwickestate.co.uk) or call 07883 731491.

## YOUR INDEPENDENT TENANT ADVISORS

New Mill Consultants are your independent tenant advisors. They are here to help make sure you have access to all the information you need and are able to make informed decisions about the future of your home. Along with the Resident Working Group, they are working on a resident's charter which will set out the commitments the Council is making to residents.

The team is made up of Christine Searle MBE and Rob Lantsbury, who have been advising residents together for 15 years through several regeneration projects.

Christine has been an active housing association resident for 30 years and Rob has a background in housing management.

### To get in touch with New Mill:

Call Rob on 07961 532761 or email: [rob.lantsbury@newmillconsultants.com](mailto:rob.lantsbury@newmillconsultants.com)

Call Christine on 07764 421981 or email: [christine.searle@newmillconsultants.com](mailto:christine.searle@newmillconsultants.com)



## MAINTENANCE

A dedicated repairs and maintenance email address has been set up for day-to-day repairs on the Southwick Estate and the team will respond quickly to requests.

Send any repairs concerns to: [southwickestaterepairs@adur-worthing.gov.uk](mailto:southwickestaterepairs@adur-worthing.gov.uk).

## HAVE YOUR SAY

Find out more or get in touch with the Resident Liaison Team.

Visit: [www.thesouthwickestate.co.uk](http://www.thesouthwickestate.co.uk)

Email: [community@thesouthwickestate.co.uk](mailto:community@thesouthwickestate.co.uk)

Call: 07883 731491