

Subject: Residents' Working Group

Venue: Southwick Community Centre

Date: 19th September 2023

Present:

Cllr Carol O'Neal – (CO)

Cllr Jim Funnell – (JF)

David Lonsdale – (DL)

Penelope Freeman – (PF)

Dave Jenner (DJ)

Lesley Bridle (LB)

Christine Searle – Independent

Tenant/Leaseholder Advisor (CS)

Rob Lantsbury – Independent

Tenant/Leaseholder Advisor (RL)

Imogen Spencer-Dale – Cratus (ISD)

Daniel Henderson – Cratus (DH)

Jeanette Kenyon – Adur District Council (JK)

Anne Bentley – Adur District Council (AB)

Item	Comment	Assigned to:
1	Introduction	
1.1	<p>JK led the introductions.</p> <p>Anne from the Adur Council introduced herself, she will support residents voices being heard on the estate.</p> <p>DH introduced himself to the group as a new member of the Resident Liaison Team</p> <p>Director of Housing, Tina Favier, sent a video discussing the Council's progress. She said the improvement plan report is progressing and Anne Bentley (resident engagement lead) will be working with residents in the future. Tina Favier will attend the next meeting.</p>	
2	Previous Meeting Minutes and Matters Arising	
2.1	JF clarified for the previous minutes that 85% of Southwick Square funding is from West Sussex County Council.	
2.2	JF noted he had previously raised that heras fencing was too close, also mentioned it hasn't been monitored properly.	
2.3	<p>JK raised the anti-social behaviour issues relating to Watling Ct and is speaking to council officers regarding the approach.</p> <p>AB has done walkabouts and wants to get a caseworker in to help with crime. She is holding drop-in sessions and is making an active effort to speak to residents via surveys and drop ins. Full anti-social behaviour measures will be discussed at a future meeting.</p> <p>CO mentioned that Coates Court and Grange Court also suffered from anti-social behaviour.</p> <p>CO said she is concerned about the front doors constantly being broken, and other residents agreed.</p>	AB
2.4	JK explained that Ann Philips, the lead on the Interim Works Programme, is not able to attend evening meetings but that she will send the team updates ahead of meetings.	JK

3	Progress update and next steps	
3.1	DL wanted an update on redevelopment, asking for action. JK explained the proposed next steps: there is a meeting of Directors (3rd October) then informal Cabinet meeting (17th October) lastly a final Cabinet meeting on 7th November. A substantial report is being prepared to show the Cabinet. Cllr Albury, the Leader of the Council, is supportive.	
3.2	LB asked about ballot timetable, noted that January was mentioned once. JK suggested it would be in spring 2024 as it would take several months after Cabinet approval to prepare the offer.	
3.3	DJ asked why the ballot is after the cabinet's decision. JK said the Cabinet need to approve the redevelopment proposals first and approval to proceed with a ballot before the ballot is initiated.	
3.4	DJ is concerned about where residents will go during the work. JK explained that there will be a phasing process to manage this. The first phase may have residents affected who would be offered void properties on the estate or homes nearby. The rest of the phases will be planned to allow residents to move straight into their new homes.	
3.5	CO asked who the directors are who are reviewing the proposals. JK said the directors are Catherine Howe (Chief Executive), Martin Randall (Place), Tina Favier (Housing and Communities) and Paul Brewer (Sustainability and Resources)	
3.6	CO asked how new residents' rights would be protected. JK referred to the Residents Charter which the group has collaborated on.	
4	Voluntary Buy Back Scheme	
4.1	JK introduced the Voluntary Buy Back scheme for leaseholders to sell their properties to the Council. JK indicated this will be a stand-alone scheme and separate from the redevelopment proposals. There is limited funding available for around 7 buybacks.	
4.2	LB asked if it is on a first come first serve basis. DL asked if the length of the lease had any impact. JK explained the condition of properties will be key. The Council has set out criteria on which to assess the buy backs.	
5	Interim Works Update	
5.1	JK reminded residents to look at the newsletter on the Southwick Estate website for further details on the Interim Works. FFT, the company overseeing the stock conditions survey, is working on a schedule of Interim Works. The S20 notices covering leasehold service charges are being prepared and will be ready in the coming months. https://thesouthwickestate.co.uk/newsletters/	

5.2	CO noted she asked for these works for two years and is worried about winter and heating bills. She added that people have been upset they couldn't use balconies over summer.	
5.3	DJ asked why the scaffolding had been up for six months and wasn't being used. It is affecting views and the condition of the grass. CO added that she thought the scaffolding is an eyesore. JK said the heras fencing around the blocks was protecting resident from falling concrete, but she will investigate the scaffolding.	JK
6	Any other business	
6.1	CO asked will neighbours/people on the fringes of the development get a chance to review the plans and have their say. ISD said yes, at the next stages they will liaise with all residents, mentioning putting up information in public spaces.	ISD
7	Close	