



ADUR & WORTHING  
COUNCILS

Joint Strategic Committee  
7 October 2021  
Agenda Item 7

Key Decision: Yes

Ward(s) Affected: Eastbrook Ward

## **Southwick Estate Consultation**

### **Report by the Director for the Economy**

#### **Officer Contact Details**

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#### **Executive Summary**

*This paper provides an update on the Southwick engagement work that has taken place so far, and seeks approval and funding to proceed with the full Options Appraisal (Stages 2 and 3).*

*As set out in the previous paper dated 31st March 2021, improving the homes on the Southwick Estate has been identified as a priority that aligns to Adur's objectives. Significant work and investment was identified as being required to refurbish the blocks to a decent homes standard. The cost of refurbishment works was initially calculated as being comparable to the cost of redevelopment, with the latter having the potential to deliver significant wider benefits. Following review of the first paper, approval and funding was granted for the first stage of an engagement process to help understand what residents want.*

*This first engagement event has now taken place and was positively received by residents, who had a range of views on the estate and were keen to engage further as part of an Options Appraisal process. Other positive progress includes the appointment of a Resident Working Group, as well as several Independent Resident Advisor candidates being ready to be interviewed by residents.*

*The main stage of the Options Appraisal process (stages 2 and 3) would involve reviewing options ranging from simple refurbishment, improvements, partial*

*redevelopment, infill and full redevelopment. The process would run from winter 2022 with an outcome targeted for summer 2022.*

*A project team will be required to run the options appraisal process, conduct technical work that sits behind the options and engage with residents. Approval is therefore sought for £454,100 of funding to appoint the project team, as well as to continue with the Options Appraisal.*

## **1. Purpose**

- 1.1. To update members on the initial engagement with Southwick Estate residents to improve housing standards in the area.
- 1.2. To agree to continue to engage with residents and leaseholders to conduct a full options appraisal to identify the best way forward for the estate.

## **2. Recommendations**

The Joint Strategic Committee is requested to:

- 2.1. Approve funding of £454,100 to conduct stages 2 and 3 of the engagement and options development work on the future of the estate funded from the new development and acquisition reserve.
- 2.2. Delegate to the Head of Major Projects & Investment to enter into any contracts necessary for the appointments above within the allocated budget.
- 2.3. Note that following stage 3, a further report will be presented to the Joint Strategic Committee to consider project progress and determine a preferred option.

## **3. Context**

### **3.1. Overview of the Estate**

- 3.1.1. The Southwick estate is located adjacent to Southwick train station and comprises 13 blocks, owned and managed by Adur Homes, across 3 parcels of land as well as 2 commercial properties owned by third parties.

3.1.2. There are currently 248 homes across the estate with c.70% residents and 30% leaseholders.

### 3.2. Previous Approvals

3.2.1. The previous Southwick JSC paper dated 31st March 2021 provided a background to the rationale and history behind the Southwick Estate project. This paper noted the Council's ambition and policies to enable residents to thrive, including providing high quality homes.

3.2.2. The paper also noted the significant investment that is required to bring the homes on the Southwick Estate to modern standards. The paper set out initial costings for refurbishment works that had been obtained, noting that analysis identified that redevelopment would have a broadly comparable cost to refurbishment while potentially offering many wider benefits. On this basis, engagement with residents was proposed to identify the best way forward and ensure residents have high quality homes into the future.

3.2.3. Approval was secured to proceed with stage 1 of the below programme, including funding of £140,000.

Stage 1	Introducing the process and the reasons for pausing other major works, understanding general views on the estate, recruiting interested residents for a steering group (supported by an Independent Resident Advisor), setting out Council's guarantees / commitments, sharing a summary of the major works / stock condition challenges with the estate.
Stage 2	In depth options modelling for redevelopment, refurbishment or a hybrid of refurbishment/redevelopment with residents. Technical review of barriers/opportunities of each option and in depth legal review of the site.
Stage 3	Agree a preferred option and submit a formal business case for approval

### 3.3. Purpose of Latest Paper

3.3.1. It was agreed as part of the previous approval that an update would be provided to members at the end of Stage 1, before funding would be approved to continue with the remainder of the Options Appraisal process.

- 3.3.2. This latest report therefore provides an update on the Stage 1 engagement work and seeks funding and approval to continue with Stages 2 and 3.

#### **4. Issues for Consideration (Including Engagement and Communication)**

##### **4.1. Update on First Stage of Engagement**

- 4.1.1. A first event has taken place, which focused on introducing the engagement to residents and gathering their views on the current estate. As part of these initial events a website has been created, residents are receiving letters at each stage and the engagement team are conducting door knocking to ensure all residents are reached.
- 4.1.2. The first event had 50-55 residents attending and 41 feedback forms were completed. Additional forms have since been received after the event. The in person engagement was very well received and the format worked well. Maintenance issues were a key concern, with many residents reporting problems. More broadly residents were constructive and suggested a range of views on the current estate. They also held a mix of views on the future of the estate, being open to future engagement on a range of options. A detailed event report is included in Appendix [C].
- 4.1.3. Residents have been invited to join a Resident Working Group, which has been created to enable the project team to work closely with residents to help deliver the preferred option. Interest was received from 16 residents and the first meeting took place on 8th September 2021.
- 4.1.4. An Independent Resident Advisor will also be appointed to advise residents throughout the options appraisal process. Responses have been received from three advisors and the appointment will be decided by the Resident Working Group.
- 4.1.5. A second event is planned for October that will replay what residents have told the project team and set out initial types of option for the estate, aligned to residents' concerns and what is feasible given the form of the estate / buildings.

## 4.2. Stages Two and Three of Engagement Process

- 4.2.1. The second and third stages are the main part of the Options Appraisal process. This will involve creating a range of options, taking feedback from residents and scoring the options to arrive at a preferred option.
- 4.2.2. The event stages are set out in the below diagram. Work stages 2 and 3 that approval is sought for in this paper correspond to *event* stages 3 to 5 set out in the diagram. The stages would run from winter 2022, with an outcome targeted for summer 2022.

**Project stages 2 and 3**  
(Align to resident event stages 3-5)



### Stage 1 - Information gathering

- ▶ This stage is all about you telling us about where you live - what you like and don't like about the Estate - so that we can create initial options for discussion

### Stage 2 - Initial options

- ▶ We will use your feedback to share some initial options with you. At the end of this stage, we will undertake a review to take on board your comments before we proceed to Stage 3

### Stage 3 - Refined options

- ▶ We will discuss the options with you, and work with you to refine them

### Stage 4 - Preferred options and scoring

- ▶ The options will be reviewed and the list may be narrowed down based on a scoring system informed by you

### Stage 5 - Preferred option

- ▶ We will update you on the preferred options, and explain the next steps

\* These stages are indicative, and could be adjusted as we work through the details of the process with you

## 4.3. Options to be Considered

- 4.3.1. A full range of options will be considered. The broad options presented at *event* 2 will include the possibility for:

- Refurbishment
- Refurbishment + landscape improvements

- Infill development
  - Partial redevelopment
  - Full redevelopment
- 4.3.2. A combination of any of the above could be implemented and more refined options with specific proposals for the estate will be developed and presented at *event 3*. For example, redevelopment of two parts of the estate could be considered as two separate options.

#### **4.4. Resident and Wider Objectives**

- 4.4.1. The options will be scored against objectives agreed at the start of the process by the Resident Working Group and council. The objectives will inform the scoring and allow the merits of the options to be compared. This is important for ensuring that the process is transparent and fair.
- 4.4.2. The objectives will be informed by:
- Resident Feedback
  - The requirement for the options to be deliverable (including financially viable)
  - Existing Adur Policy
  - Wider policies
- 4.4.3. The objectives are currently in the process of being created by the Council's resident engagement team and the Resident Working Group. The list will be published shortly after the second event and inform the refinement of the options.

#### **4.5. Urgent Works to be Completed in Parallel**

- 4.5.1. The need for urgent safety works has been identified and a detailed stock condition survey is being instructed to ensure a clear and current position on the required works.
- 4.5.2. The urgent works required will be carried out in parallel with the consultation and be unaffected by the options that are chosen.

4.5.3. The detailed stock condition survey will also inform an updated understanding of the financial position and cost of refurbishment. A full update on the financial and viability position is noted in section 3.

#### **4.6. Project Team to be Appointed and Funding**

- 4.6.1. In order to conduct a thorough options appraisal process a project team will need to be appointed. The team will work through the options with residents, while ensuring that the options are feasible.
- 4.6.2. A scope has been identified (Appendix A) and fee forecast (Appendix B) collated against this. In total £454,100 is requested. This total factors in remaining funds from Stage 1 of £14,290 being carried forward to Stages 2 and 3.
- 4.6.3. The funding will enable the project team to continue to work towards the objectives identified in the March Southwick JSC Paper, including enabling communities to thrive and delivering a more transparent and open engagement process for residents on works being undertaken to their homes.
- 4.6.4. It should be noted that several of the workstreams, such as the stock condition survey and engineering advice, would be required if an Options Appraisal process were not taking place.

### **5. Financial Implications**

- 5.1. The redevelopment of the site presents the Council with the opportunity to improve the supply of housing in the area and improve the quality of tenants homes at broadly the same cost as refurbishing the existing properties.
- 5.2. The Council previously released £140,000 to fund the initial phases of the project. Approval is now sought for further funding of £454,100 to progress the project further.
- 5.3. The New Development and Acquisition reserve was £1,640,000 at the end of last year. £140,000 has been already released to fund this project and this reserve currently has £740,000 uncommitted resources remaining:

	£'000
New Development and Acquisition	
Balance as at 31st March 2021	1,640
Less: Resources previous released	
Support for income lost to the revenue budget resulting from developments in progress	-750
Funding released for Southwick Estate	-140
Uncommitted resources	<hr/> <hr/> 750

#### 5.4. Update on Viability

- 5.4.1. The financial assessments of the baseline refurbishment and full redevelopment options (two key bookends) have been updated to reflect further detailed information that has become available since these were originally produced. These updates include: sales values, current rents, leaseholder buyout costs, build costs and additional density following positive initial planning discussions.
- 5.4.2. An updated stock condition report is in the process of being procured to provide a revised and detailed understanding of the cost of refurbishing the estate which may well influence the current projections of the refurbishment option. It is expected that the resulting cost will be higher than the previous figure given the additional detail. This baseline cost increase is not factored into the current update.
- 5.4.3. The results of the latest appraisals are set out in the below table. The outputs identify that the upfront cost and overall value of refurbishment and redevelopment remain broadly comparable. If the current council homes were transferred to an RP as part of a redevelopment option then this would reduce the upfront cost significantly, although represent lower long term value to Adur.
- 5.4.4. In addition, if agreed with the residents, the full redevelopment of the site will improve the supply of housing across all tenure types from the current 248 (70% tenants and 30% leaseholds) subject to planning approval.

## Appraisal Summary

Scenario	Upfront Cash Cost*	Overall Net Present Value	Notes
Refurbishment	£16.4m	£1.0m	October 2020 costs (to be updated following detailed stock condition survey)
Redevelopment	£16.5m	£3.6m	
Redevelopment (RP Stock Transfer)	£3.2m	-£2.0m	

\* Capital works only, rents/opex are excluded, assumes full and swift leaseholder recovery.

5.4.5. Currently the projections assume that the Council will fund the full cost of either the refurbishment or the redevelopment. However, the Council may be able to lever in Homes England Affordable Grant both for the additional units and potentially for all of the units which would improve the viability of the redevelopment option.

## **6. Legal Implications**

- 6.1. Section 1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation.
- 6.2. Under Section 111 of the Local Government Act 1972 the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.
- 6.3. Section 1 of the Local Government (Contracts) Act 1997 confers power on the Local Authority to enter into a contract for the provision of making available assets or services for the purposes of, or in connection with, the discharge of the function by the Local Authority.
- 6.4. When entering into supply service or works contracts for implementing stages 2 and 3 as set out in this report the Council must have regard to the Public Contract Regulations 2015 and to the Council's Contract Standing Orders. The
- 6.5. Council's proposals for consultation with the residents of the estate in respect of stages 2 and 3 are set out in this report.

## **Background Papers**

- Supporting our Communities to Thrive: The Southwick Estate, Whiterock Place (March 21)
- Adur District Council - Housing Revenue Account (HRA) Capital Programme
- 2021-2023 (March 2021)
- Housing Strategy 2020-2023 (March 2020)
- Platforms for Places: Going Further (2020-2022)

## **Sustainability & Risk Assessment**

### **1. Economic**

This proposal assists the council in meeting its stated strategic goal of increasing the supply of housing and enabling residents to live and work, at affordable prices in the district.

### **2. Social**

#### **2.1 Social Value**

This proposal continues a process which it is hoped will provide social value for those living in the area.

#### **2.2 Equality Issues**

Under Section 149 of the Equality Act 2010 the Council has a Public Sector Equality Duty. This requires the Council to have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Adur Homes, as part of the Council, is also subject to this duty. Potential equality related impacts are taken into consideration throughout the Consultation and engagement with residents on options.

As part of the Stage 2 works a full equalities Impact assessment will be undertaken to ensure that this scheme does not unlawfully discriminate against any protected characteristic.

#### **2.3 Community Safety Issues (Section 17)**

- There are no specific impacts on crime and disorder. Design features that reduce the risk of crime may be included in some of the options that are considered.

#### **2.4 Human Rights Issues**

- This proposal assists with the right to respect for a home life by providing people with a decent affordable home.

### **3. Environmental**

- There are not currently any known environmental impacts however these will be considered as part of the consultation work.

### **4. Governance**

- The proposals in this report are in line with the Councils' Housing Strategy and with its Platform for our Places strategic document.
- A multi department working group has been set up to manage and monitor progress of the consultation. The scheme currently sits under the Affordable Homes Delivery Board but a separate scheme specific board is being considered.

## Appendix A - Scope of Works

Workstream	Event 3 Scope - Refined Options	Event 4 Scope - Preferred Options	Event 5 Scope - Select Preferred Option
Event Objectives	<ul style="list-style-type: none"> <li>- Present c.6 designed options, based on Southwick Estate</li> <li>- Score designed options in draft</li> <li>- Get resident feedback to refine options</li> </ul>	<ul style="list-style-type: none"> <li>- Present up to 6 designed options, picking up on comments and viability optimisation etc</li> <li>- Score options</li> </ul>	<ul style="list-style-type: none"> <li>- Present 1 (or more) final option</li> <li>- Explain next steps and timescales</li> <li>- Confirm resident offer</li> <li>- Ballot?</li> </ul>
When	Winter 2022	Spring 2022	Summer 2022
Design Detail (Not beyond RIBA Stage 2)	Southwick specific massing.	Refined design based on previous massing and comments - inc examples of façade, balconies etc	Same as event 4. No need for actual building design.
Formulating and coordinating the options appraisal as lead consultant including preparing the overall assessment (with financial appraisals)	<ul style="list-style-type: none"> <li>• Options appraisal lead</li> <li>• Viability review</li> </ul>	<ul style="list-style-type: none"> <li>• Options appraisal lead</li> <li>• Viability review</li> </ul>	<ul style="list-style-type: none"> <li>• Options appraisal lead</li> <li>• Viability review</li> </ul>
Equalities Impact Assessment			
Additional Project Manager	<ul style="list-style-type: none"> <li>• Project management</li> </ul>	<ul style="list-style-type: none"> <li>• Project management</li> </ul>	<ul style="list-style-type: none"> <li>• Project management</li> </ul>
Architect	<ul style="list-style-type: none"> <li>• Units / areas etc provided to inform viability and inform costs.</li> <li>• Block style visuals</li> </ul>	<ul style="list-style-type: none"> <li>• Units / areas etc provided to inform viability and inform costs.</li> <li>• More refined visuals</li> <li>• Example floorplans</li> <li>• Precedent facades and landscape</li> </ul>	<ul style="list-style-type: none"> <li>• Units / areas etc provided to inform viability and inform costs.</li> <li>• More refined visuals</li> <li>• Example floorplans</li> <li>• Precedent facades and landscape</li> </ul>
Planning Consultant	<ul style="list-style-type: none"> <li>• Policy review</li> </ul>	<ul style="list-style-type: none"> <li>• Pre-app discussions</li> </ul>	
Cost Consultant	<ul style="list-style-type: none"> <li>• Feasibility Cost Estimate</li> </ul>	<ul style="list-style-type: none"> <li>• Updated Feasibility Cost Estimate</li> </ul>	<ul style="list-style-type: none"> <li>• Updated Feasibility Cost Estimate</li> </ul>
Transport and Movement Assessment	<ul style="list-style-type: none"> <li>• Review of abnormal requirements, technical barriers to options</li> </ul>	<ul style="list-style-type: none"> <li>• Review of abnormal requirements, technical barriers to options</li> </ul>	<ul style="list-style-type: none"> <li>• Review of abnormal requirements, technical barriers to options</li> </ul>
M&E Services Strategy	<ul style="list-style-type: none"> <li>• No design required</li> </ul>		
Structural Engineering Study			
Independent Resident Adviser	Ongoing support to residents in understanding the process		

Regional or Local Sales Agent	<ul style="list-style-type: none"> <li>Comparable evidence, benchmarks, £/ft2</li> <li>Design review and feedback</li> </ul>	<ul style="list-style-type: none"> <li>More granular pricing per option</li> </ul>	NA
Comms & Engagement	<ul style="list-style-type: none"> <li>Production of public facing materials</li> <li>Organising event</li> <li>Resident engagement</li> </ul>	<ul style="list-style-type: none"> <li>Production of public facing materials</li> <li>Organising event</li> <li>Resident engagement</li> </ul>	<ul style="list-style-type: none"> <li>Production of public facing materials</li> <li>Organising event</li> <li>Resident engagement</li> </ul>
Accessibility Statement	<ul style="list-style-type: none"> <li>Check on requirements aligned to level of design development</li> </ul>	<ul style="list-style-type: none"> <li>Check on requirements aligned to level of design development</li> </ul>	<ul style="list-style-type: none"> <li>Check on requirements aligned to level of design development</li> </ul>
External Legal Advice	<ul style="list-style-type: none"> <li>Land title, leaseholder law, tenant law</li> </ul>	<ul style="list-style-type: none"> <li>Land title, leaseholder law, tenant law</li> </ul>	<ul style="list-style-type: none"> <li>Land title, leaseholder law, tenant law</li> </ul>
Surveys, Investigations and Statutory Fees	<ul style="list-style-type: none"> <li>Depends on inputs required for initial work</li> </ul>		

## Appendix B - Estimated Fee Breakdown

<b>Role</b>	<b>Budget</b>	<b>Purpose</b>
Options Appraisal Lead and Viability	£64,000	Lead the options appraisal process, viability assessment and scoring of options
Project Manager	£80,000	Manage day to day project activities and timescales
Architect	£44,000	Design options and provide information for appraising options
Planning Consultant	£22,500	Ensure options fall within a reasonable planning risk profile
Cost Consultant	£25,000	Provide costs advice to inform viability appraisals
Transport Consultant	£20,000	Provide guidance on the approach taken to transport
M&E Services	£19,750	Provide guidance on the approach taken to services
Structural Engineering	£22,000	Provide guidance on the approach taken to structural engineering
Independent Resident Advisor	£20,000	Support residents throughout Options Appraisal process
Agent	£11,000	Advise on values and design to inform viability appraisals
Engagement	£10,000	Manage engagement with residents and running of events
External Legal Advice	£30,000	Advice on key topics

Surveys, Investigations and Statutory Fees	£40,000	Checks to reduce risk and ensure deliverability of chosen option
Equalities Impact Assessment	£5,000	To ensure that the approach is compliant from an equalities perspective
Accessibility Statement	£7,500	
Watling Court Community Room Costs	£15,000	To bring the community room back into use for consultation events etc
Contingency (7.5%)	£32,681	To ensure there are allowances for unforeseen work requirements
<b>Total</b>	<b>£468,431</b>	
<b>Stage 1 Remainder</b>	<b>£14,290</b>	
<b>Total Additional Stage 2+ Request</b>	<b>£454,142</b>	

## **Appendix C - Event 1 Feedback Report**

**The Southwick Estate**  
**Stage 1 Event Report**  
**September 2021**

**Contents:**

- Introduction
- The Events
- Key Themes
- Feedback
- Summary

Appendix 1 – Exhibition Boards

## Introduction

Two pop-up events were held for Stage 1 of the Southwick Estate consultation process in July 2021. This first set of events was designed to gain residents' initial feedback about what they like and dislike about where they live, and to begin understanding what, if anything, they might like to see changed when thinking about their homes and the Southwick Estate in the future.

The project aims to ensure that residents are fully engaged in determining the future of the Estate, whether that involves refurbishment, redevelopment, or a combination of both.

Residents of the Southwick Estate were invited to two pop-up events held in Rock Close from 11am - 3pm on Thursday 29th July, and 10am - 2pm on Saturday 31st July.

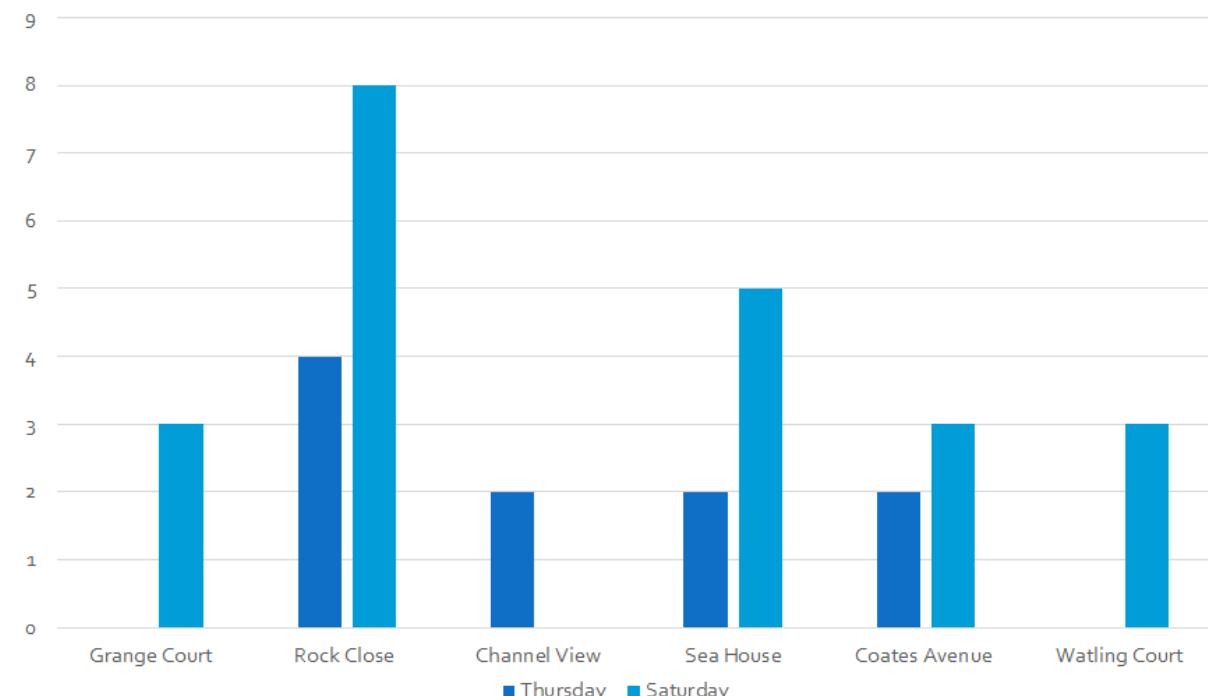
### Figures

50-55 residents attended

41 feedback forms received

32 names and email addresses logged

16 residents interested in joining the Working Group



*Graph showing number of residents who chose to provide their addresses from each block*

## The Events

The team held a pop-up stall for both engagement events. Four information boards were displayed within a gazebo where a range of snacks and refreshments were also provided. When residents arrived, they were invited to sign in if they wished, to view the boards, and to sit with a member of the project team to discuss how they feel about where they live. All residents were encouraged to complete a feedback form.

The project team was pleased with the level of engagement and found that residents expressed a mixture of views in terms of what they liked, disliked and wanted to see next (with most open to the idea of a range of options).

Many residents were cynical about the consultation process - noting that they had heard similar messages from the Council before. Many of them had an outstanding maintenance issue with their home and expressed concerns about the Estate's maintenance overall. Further issues which were raised included bins, recycling, parking, management of contractors, scaffolding being left up, landscaping upkeep, and safety/external doors.

Many of the residents were open to the idea of doing some more extensive works to future-proof the Estate. Reactions to a full redevelopment were mixed, with leaseholders concerned about the potential for increased costs, and some residents concerned they may be decanted and then moved back into smaller homes away from their current neighbours. Residents generally understood that viability will be vital.



## Key Themes

Several key themes emerged consistently through discussions with residents. These have been highlighted below, and further developed through the more detailed feedback summarised in the Feedback section of the report.

- In-person engagement on behalf of the Council was very well-received
- Maintenance issues were the biggest concern for most residents, including those around damp, mould, windows, doors and balconies
- Residents felt that the Council was not responsive enough when maintenance issues were reported
- Residents were concerned that maintenance work and repairs were not always completed to the expected standard
- Bins, recycling and skips/large waste collection were a source of tension between tenants and leaseholders due to cost
- There is a fairly good sense of community, but some anti-social behaviour was and tension between different blocks was reported
- Residents like the location of the Estate in terms of the open space, sea views and good transport links

## Feedback

### 1. What do you like about the Southwick Estate?

- 56% said that the good location and surrounding area was the main reason they liked the Southwick Estate
- 20% mentioned the good size of their flats, with plenty of space and natural light
- 29% commented on the nearby transport services such as buses and trains
- 22% mentioned their good support networks of local friends and family

### 2. What don't you like about the Southwick Estate?

- 61% expressed concerns about the need to upgrade basic amenities such as kitchens and bathrooms, with many saying they were 'outdated'
- 59% raised a wide range of housing related issues, including but not limited to: damp, mould, insect infestations, floods, asbestos, and mushrooms growing inside their homes. One resident mentioned the negative impact on their health from living in such conditions
- 56% expressed concerns regarding a variety of structural issues with the majority commenting on the quality of their windows either not opening or not properly sealing. Other concerns included potential structural issues with internal walls leaving some residents feeling unsafe in their own homes.
- 45% commented on the rubbish/bin provision saying there was a weekly problem with the amount of rubbish build-up and lack of a dedicated recycling area large enough for the Estate
- 41% mentioned issues with damp, mould and dirty living conditions in both communal areas and flats

- 41% expressed the need for maintained outdoor space to include areas for children and young adults. Many noted that they did not want to see a reduction of green space if the ‘complete redevelopment’ approach was taken
- 41% raised concerns regarding the high levels of anti-social behaviour across the estate. Ongoing tension between blocks was specifically mentioned by numerous residents and has caused some residents to have concerns about their safety
- 35% commented on the lack of parking provision and whilst many are grateful that it is free, the inadequate parking has previously caused access issues and concerns for emergency service vehicles

### **3. What would you like to change, if anything?**

- 54% would like to change amenities such as kitchens and bathrooms
- 34% said they would like new windows
- 29% would like more private outdoor spaces and improvements to current green spaces
- 22% would like a better ventilation system, including new windows and extraction fans in kitchens
- 22% would like to see increased parking provision
- 29% would like to see something to tackle anti-social and illegal behaviour
- 29% would like to have a better security system

### **4. What is your favourite thing about living here?**

- 53% commented on the location being close to the sea, shops, places of work and schools
- 24% mentioned the good size of the flats

- 10% mentioned their neighbours when discussing their favourite thing about living in Southwick Estate
- 5% mentioned the good transport links

**5. Do you feel safe living here?**

- Yes - 60%
- Sometimes - 23.3%
- No - 16.7%

It is clear from this question that residents do generally feel safe living in The Southwick Estate, although there were some block-specific concerns.

**6. Do you feel there is a good sense of community?**

- Yes - 52%
- Dependent on the block - 28%
- No - 20%

Although over half of the residents felt there is a good sense of community in the Estate, several residents had serious concerns regarding tensions between blocks. They also expressed concerns over pockets of antisocial behaviour affecting some residents and flats, with leaseholders particularly frustrated as they are charged for vandalism to the communal areas. Many did not feel that the Council is supportive when these concerns are raised.

In addition, residents suggested that the layout of the blocks does not allow for a natural sense of community due to the lack of maintained green space. Residents also noted a lack of facilities for children or young adults.

**7. What do you think about this consultation process?**

- 'A chance to be listened to at last - previous queries to the Council not acted upon'
- 'Gives much more clarity'
- 'Not necessary - no upheaval at an older age'

- ‘Great to be included - informative’
- ‘Good idea but going to be a slow process to get work done’

Residents were initially cynical about the consultation process but most left feeling genuinely thankful that they were ‘heard’ during the pop-up events. Many came back on Saturday to further discuss issues raised at the first pop-up event.

**8. What is the most important thing for you to see or hear during this consultation process?**

- ‘Guarantee the work will take place - and communication about the work’
- ‘Some work actually taking place and to a good standard’
- ‘More information and specific timelines’
- ‘All our concerns are acted upon’
- ‘Details, information and all choices to be clearly communicated’

It will be crucial to the success of the project that residents feel they have been listened to, see appropriate action, and receive feedback when they have taken the time to have their say.

**9. How would you like to receive information about this process? Email, face to face, phone, letters, etc?**

- Face to Face - 12%
- Phone - 8%
- Email only - 24%
- Letters only - 16%
- Email and letters - 40%

Residents emphasised the need for consistent and clear communication to ensure they are regularly updated and kept in the loop throughout the project. Emails and letters were clearly the preferred communication methods, but 20% of the residents preferred phone calls and face-to-face meetings.

**10. Is there anything else you would like to share with us about this process or the Estate?**

- ‘Would be in favour of knocking it down if it was done properly’
- ‘Essential works including fireproof cladding need to be done’
- ‘Long-term investment in new buildings would save money and provide more homes on the same sites’
- ‘Fear that redevelopment will mean having people out and selling to private developers’
- ‘I just want to discuss potential cost liability to leaseholders and potential for a buy back’

## Conclusion

Overall, the majority of residents were pleased to see representatives from the Council in-person and willing to engage with them. Residents would also welcome further updates about the consultation process and information about their ongoing maintenance concerns. Most residents offered useful and constructive responses to the questions asked at the event.

The scheduling of the events and number of boards available worked well, but the team will need to continuously review locations to ensure that the events are accessible for all residents. In-person engagement was very well received by the residents and should be kept at the forefront of future activity, ensuring that information is always clearly communicated and engaging.

Many residents are currently more concerned about immediate maintenance needs and the impact of those issues upon their day-to-day lives, than the long-term future of the Estate. There is a need to therefore respond quickly to some of these concerns and communicate updates to residents, to demonstrate that the Council is committed to acting upon the feedback provided in return for residents' time and views. At a future event, the exhibition boards should also include a feedback section on this area.

With a continued high standard of in-person engagement and demonstrable action from the Council where possible – along with the relaxation of Covid rules – it is reasonable to expect an increasing level of engagement from residents as the consultation process progresses. Almost all residents were very engaged at the events, and responded fully to all questions and conversations with the project team. 50% of the residents engaged also expressed an interest in joining the Working Group, and as the project progresses this should continue to be promoted to maximise involvement.

## Appendix 1 Exhibition Boards

Southwick Estate

### Welcome

Thank you for coming along to this consultation to talk about proposals to improve your homes.

Changes are needed to bring homes on the Southwick Estate up to housing standards. This means that improvement works (such as replacing windows and doors, repointing, replacing balconies, etc) will be needed. In light of this, Adur District Council and Adur Homes are reviewing the Estate and looking at the options to ensure your home is fit for the future.

Today's event is about you telling us what you like, love, don't like and might want to change about where you live. We want to gather as much information and feedback as possible from you to help us work together on what could happen next.

Over the next few months, our dedicated Resident Liaison Team, working in partnership with Adur District Council and Adur Homes, will be talking to you at a number of drop-in sessions to hear your views, ideas, suggestions and concerns about where you live.

**These sessions are your chance to have your say.**



## Southwick Estate

# What's the plan?

The costs to carry out repairs to your homes are substantial, which is why we are taking the opportunity to consider all options for improving the Estate.

We could carry out essential works only, do some wider improvement works, or we could look at a partial or full redevelopment of the area. An Options Appraisal is a way to consider all of the possible changes to the Estate. These are just some of the options available.

## How will the way forward be decided?

The Appraisal will involve several options being created based on what residents say they want to see. The preferred option will then be chosen based on a scoring approach informed by residents. As part of the process the council will also need to ensure that the options reviewed are achievable and affordable to make sure the chosen option can be delivered.

### Stage 1 - Information gathering

- ▶ This stage is all about you telling us about where you live - what you like and don't like about the Estate - so that we can create initial options for discussion

### Stage 2 - Initial options

- ▶ We will use your feedback to share some initial options with you. At the end of this stage, we will undertake a review to take on board your comments before we proceed to Stage 3

### Stage 3 - Refined options

- ▶ We will discuss the options with you, and work with you to refine them

### Stage 4 - Preferred options and scoring

- ▶ The options will be reviewed and the list may be narrowed down based on a scoring system informed by you

### Stage 5 - Preferred option

- ▶ We will update you on the preferred options, and explain the next steps

\* These stages are indicative, and could be adjusted as we work through the details of the process with you

Southwick Estate

## What could the options include?

The options could include any of the suggestions listed below. We want your views to help us to prepare options to discuss with you. \*Images below are for discussion purposes only.

### Refurbished homes

- Works to improve homes and bring them up to modern standards, focusing on essential works or carrying out more extensive home upgrades



### Extensions

- Extend existing blocks by adding floors or width, either to create new homes or enlarge existing ones



### Partial or full redevelopment of homes

- Building new low carbon homes, either on unused land within the Estate or replacing some or all of the existing blocks



### Sustainability upgrades

- Both the Government and the council have committed to bringing in more sustainable measures to help tackle the Climate Emergency. This gives us a chance to make the housing on the Estate more sustainable and cheaper to run



### Outdoor spaces

- Improvements to the green areas, walking and cycling routes around the Estate or play areas



**Something else?** All of your suggestions are welcome!

Southwick Estate

## Let us know your views

We hope you found today useful and would be grateful if you would take the time to submit a form with your thoughts or comment on our map.

We will gather your thoughts and ideas to plan for the next stage.

Throughout the summer, we will keep you posted on how you can get more involved if you'd like to, and our team will be on hand to talk to you if you have any further questions or comments.

The end goal is to come up with a proposal for the Southwick Estate which is shaped by you, the residents, from a series of options which have been designed in conversation with you.

At the next event in autumn, we will present options to you based on what you have told us for further discussion.

### Indicative timeline

- ▶ July - Information gathering and first events
- ▶ Autumn 2021 - Stage 2 Initial Options
- ▶ Winter 2022 - Stage 3 - Refined Options
- ▶ Spring 2022 - Stage 4-5 - Preferred Options and Scoring



### JOIN OUR WORKING GROUP

If you want to get more involved with the conversation, join our Working Group.

A Working Group is an invited group of residents, stakeholders and the project team who meet regularly (online or in-person) to review and discuss the project. The Group will be involved in detailed discussions between events, and will have the opportunity to comment on documents between meetings. It will operate according to a Terms of Reference which will be agreed in the first meeting.

This Group will be an important part of this process, and we are keen to hear from people who might want to work with us. To find out more or to register your interest in being part of the Group, speak to a member of the team, or text, call or write to us.

### Let us know your thoughts

Pick up a feedback form from one of the team, stick a label on the map, or follow the link below to give us your feedback.

- ✉ community@thesouthwickestate.co.uk
- 📞 07578 622 578
- 🌐 www.thesouthwickestate.co.uk

- 📍 Southwick Estate Resident Liaison Team  
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