

Four Courts Steering Group Minutes

Meeting Date:	Thursday 18 December 2025
Meeting Time:	1pm – 3pm
Meeting Format / Location:	Four Courts Community Centre, Small Room

Present

Roosevelt – 1 attendee
Kennedy – 3 attendees
Churchill – 3 attendees

Southern Housing Attendees

Name	Job Title	(Initials)
Vanessa Biddiss	Head of Region	VB
Lis Rodrigues	Director of Regeneration and Strategic Projects	LR
Jason Light	Project Surveyor – Reactive Repairs	JL
John Gibbons	Head of Procurement	JG
Ellie Boulton	Community Engagement Manager	EB
Beverly Quinlan	Resettlement Manager	BQ
Jason Bechtle	Project Manager	JB

Apologies

HN - (non-voting observer)
Ben Stringer – Contacts Manager
Chloe Hutton – Head of Repairs
Mike Bushell – Area Housing Manager.

Minutes of the last meeting:

Minutes from the meeting 20 November 2025 were approved. Actions from the meeting were reviewed and updated.

Project Updates:

<p>Procurement:</p> <ul style="list-style-type: none"> Procurement of the Architects, Planners and Employers Agent (EA) is underway. The Four Courts Steering Group Procurement sub-group had a successful meeting. Members who attended agreed the session was a success. <p>Resettlement:</p>
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- 49 moves have happened and there are now 55 empty flats in Bevin. Of those who've moved, 30 moved within Hastings and 19 moved out of area. All moves were by choice and residents viewed and accepted properties before they moved. All the one-to-one sessions for Roosevelt residents have been completed
- Residents have heard a rumour Churchill and Kennedy are not being demolished and are instead being refurbished. LR confirmed this is not the case and that the proposals have always and still include the demolition of all blocks on a phased basis
- A member raised that the sound of drilling had scared her. LR clarified that the drilling relates to intrusive survey work which is a compliance requirement for all high-rise buildings. An update will be covered in the newsletter
- The group requested that 'Myth busting' section is included in every newsletter
- A member asked if empty flats in Kennedy and Churchill are being re-let. It was confirmed these properties are not currently being let
- The Group requested that as part of the resettlement process access to medical services (medical/dentist) should be considered.

Estate Day:

- Four Courts Estate Day is on 16 of January 2026. A walk-about is planned at 11:00 starting at Kennedy Court. Southern Housing will have multiple teams attending. The local police were also invited and the MP Helena Dollimore will be attending. There will be skips provided. SH to assist any residents who are unable to bring down heavy items themselves
- All residents were invited, especially the FCSG and an update is included in the newsletter.

Bedbug update:

- Three homes have had heat treatments and are being monitored using traps. The feedback from residents regarding DC group has been very positive
- DC group will be attending the Estate Day and giving presentations at 10:00 and 13:00 in Community Centre
- Priority is Roosevelt because of the resettlement programme
- A member asked how they would convince people it was safe? The sessions with DC cleaning at the estate day will be a chance for residents to ask questions and understand what is involved.

Security:

- The door at Churchill is being affected by a water leak. A new Control Board is to be installed to make the door more secure. The fob system will be renewed by 19 January 2026
- Members were frustrated that the codes for all blocks had not been changed. It was explained that Churchill will be fob access only

	<ul style="list-style-type: none"> • A member brought up access to the scooter room and VB stated there had been no recent reports. Residents need to report incidents • Titanium Security have been carrying out patrols for the last three weeks. There has only been one incident report with where youths were moved on from a lobby without incident • The patrols are being paid for by Southern Housing and residents are not paying for them • A member raised an issue with people parking in the disabled parking spaces. It was agreed to include an article on parking in the January newsletter • New noticeboards have been installed in the entrances of Churchill, Kennedy and Roosevelt Courts. 	
	<p>Update on meeting with MP Helena Dollimore:</p> <ul style="list-style-type: none"> • Members discussed the recent meeting between the FCSG and the local MP. LR provided a response to some of the queries raised at the meeting • Planning submission programme: the planning application timescales have been set to take out of our engagement proposals and the procurement requirements. SH are keen to ensure that residents are involved in shaping the regeneration proposals for the estate • Why could we not build more homes on the estate before we demolish the first 2 blocks? The constraints of the buildings all remaining in place while new homes being built around them was not logistically possible and would take longer than the current timescales for regeneration • Residents were being moved far away against their wishes. LR clarified that residents are given a choice on where they want to move to and the resettlement figures from BQ demonstrated that residents have mainly moved within the local area • Right to buy was queried, and VB explained how Right to buy works and that it does not apply to new build homes • Payment for the Security patrols. Residents are not being serviced charged for the security. Southern Housing are paying for the patrols. 	
	<p>Membership and representation:</p> <ul style="list-style-type: none"> • Members were happy with the draft survey and poster. An electronic version will be produced and a link sent to residents. Paper copies will be available at the estate day on 16 January 2026, and posters placed in the new notice boards • Chair asked how well attended the drop-in sessions were. EB stated that there were three people at the last one and seven the time before that and that it is different people each time. Promotion in new noticeboards and posters in lifts may mean that the numbers attending will increase • Succession of the Chair was discussed. The Chair will be stepping down in August 2026. 	

	<ul style="list-style-type: none"> • Diversity of the Group was discussed and the group agreed that representation from younger families was needed • The Group agreed it would be better if the new chair was someone from Kennedy and Churchill. The Chair agreed to speak to possible candidates for succession. 	
	<p>Asking the right Questions – session:</p> <ul style="list-style-type: none"> • EB presented slides on Asking the Right Questions and Scrutiny Skills. Members gave examples of How, Who, When, and Where questions. 	
	<p>Community engagement and communication:</p> <ul style="list-style-type: none"> • EB asked the group if there was anything they would like to add to the next newsletter. The Chair suggested a piece on how the FCSG had worked with Procurement. 	
	<p>Lived experience project – update:</p> <ul style="list-style-type: none"> • The Chair stated the importance of capturing residents’ experiences and suggested three possible art projects. • Chair will invite the three organisations to give a five-minute presentation at the next meeting. 	
Any Other Business (AOB)		
	<ul style="list-style-type: none"> • The Chair stated that there were workmen that were unable to enter Roosevelt Court. All workmen will have instructions from Southern Housing on access arrangements • A member asked for a kitchen cupboard and queried what was happening to the kitchen cupboards in Bevin • A member raised a resident in Kennedy Court has a large dog that is not under control. VB reiterated that this needs to be reported. Residents need permission from Southern Housing to have a pet. The member raised that it was also a noise nuisance and VB stated that noise nuisance should be reported and other channels can be used • A member raised that the meter cupboard was being used for storage of bikes at Kennedy Court and that items are being left in the corridor. VB stated that checks are carried out in the blocks and if items are found that Southern Housing can serve a TORT notice. Information regarding storage in meter cupboard to be included in next newsletter • It was suggested to have the next meeting on 22 January 2026 to give more time for actions to be completed because of the Christmas break. Due to availability, the Group decided to keep next meeting on 15 January 2026 • Chair gave good wishes to everyone for Christmas and New Year. 	
	<p>Date of next meeting: 1pm – 3pm Thursday 15 January 2026.</p>	