

FOUR COURTS NEWSLETTER

31 MARCH 2025



Welcome to your dedicated newsletter for Four Courts. We know the importance of keeping you updated about the regeneration and redevelopment plans, so we'll continue to communicate with all four blocks. Remember, we really are here to help in any way we can.

MYTH BUSTING

We want to clear up some of the rumours that continue to circulate. It's important to tackle any misinformation that may cause unnecessary worry.

"Is it true I'll be moved into temporary accommodation if I haven't found somewhere suitable before March 2026/27?"

No, we're the largest social landlord in Hastings and regularly have vacant homes across our stock. Bevin and Roosevelt Courts are independent living schemes, where vacancies arise more frequently than in family housing. This will help us rehouse residents from these schemes. We're also working closely with Hastings Borough Council, and we've allowed plenty of time to find suitable alternative homes for everyone. We'll continue to work with each household until their block is empty.

"I've heard there may not be enough money left by the time I move, and I won't get the £8,100 Home Loss Payment."

This isn't true. The Home Loss Payment is a statutory payment set by the government. It's designed to compensate residents for the distress and inconvenience of moving home at a time not of their choosing. We'll make the payment at the government's set rate at the time of your move.

"You could regenerate the existing blocks, you've not thought about this option."

We know you've been affected by a number of issues within your buildings over the last few years. This decision has been carefully considered and **we've listened to your feedback**. The buildings are more than 60 years old, are becoming outdated and don't meet today's design and accessibility requirements. Even with significant investment, the existing structures would still fall short of providing fully accessible, and future-proofed homes.

For example, essential upgrades such as lifts that stop on all floors and are large enough to enable ambulance crews to exit residents are not feasible within the current buildings.

"I've heard some people have already moved out. Why did they get priority?"

This isn't the case. We wanted our Resettlement Officers to meet with every household in Bevin Court before we began matching residents to available homes. Nobody's been moved out ahead of this process unless they'd already planned to move elsewhere. This will apply to all Four Courts blocks.

GOT A QUESTION? HEARD A RUMOUR?

If you've got a concern or have heard something that worries you, please ask us, we're here to help! To keep our community informed and reassured, we kindly ask you to avoid sharing speculation or unverified information on social media. Rumours can cause unnecessary worry for others. Thank you for helping us keep everyone in the loop with accurate information.

ANSWERING YOUR QUESTIONS

We're continuing to update our FAQs on your dedicated web page: www.southernhousing.org.uk/fourcourts. Here's a selection of some of the most common questions we've been asked.

"Why isn't Southern Housing including another independent living scheme in the new development?"

We already have several good quality independent living schemes in the area. Instead, we'll be developing a range of homes including family houses, maisonettes, and low-rise flats. These will be accessible and could also be suitable for older residents.

"I currently have a two-bedroom home. Will my new home also have two bedrooms?"

Every household will have a dedicated Resettlement Officer who will work with you to assess your needs. If a two-bedroom home is required, we'll ensure this is factored into your rehousing options.

"We've heard Homes England don't generally fund the replacement of existing social housing?"

Homes England changed their position in 2023 to fund the development of replacement homes in regeneration projects. The development of new homes at Stonehouse Drive will take many years. We don't envisage the first homes starting until 2028. Homes England never commit to long term funding at this stage of a regeneration project.

"Why were we shown new developments we're unable to move into?"

We've shared a range of new home options, however not every option will be suitable for all residents. To allocate a new home, we must comply with our Housing Options and Lettings Policy. This means the size and type of home needs to meet the household's requirements. For some residents this may mean a one or two bedroom home is suitable. For others, this may be a larger three to four bedroom property. Your Resettlement Officer will work with you to understand your requirements and help find the best possible option for you.

"How are you going to fund this redevelopment? We've heard all homes will end up being for private sale and you've already sold to a developer?"

We'll use our borrowing capacity to fund the development of new social housing at the Four Courts site. We've had early conversations with Homes England, the government's housing and regeneration agency, about securing grant funding for the new social homes. We've been clear from day one that all new homes built on the site will remain social housing, reinforcing our dedication to providing affordable and sustainable homes for local people. We can categorically say we have no plans to sell the site.

NEXT STEPS AT BEVIN COURT

Our Resettlement Team has been working closely with Bevin Court residents to support with the moving process.

We've now held one-to-one meetings with all residents and the response has been largely positive. We know many of you still have questions and worries, but we'll continue to maintain strong communication with you so we can tackle any concerns head-on.

Visits to potential new homes are already beginning next month. Remember, if there's anything you'd like to discuss, please get in touch with your dedicated Resettlement Officer.

What will happen to Bevin and Roosevelt when they're empty?

We plan to support all Bevin Court residents to move out by March 2026, with Roosevelt Court planned for March 2027. We intend to demolish both buildings when they are empty.

EXTERNAL WALL SYSTEM AT BEVIN COURT

We recently wrote to all Bevin Court residents with an update about the removal of the external wall system. To keep everyone safe and ensure emergency access is maintained, we're using the fenced-off parking area for site containers and the main communal car park for welfare facilities.

We know construction work can be disruptive, and we'll do everything we can to keep this to a minimum. There'll be some dust and noise as the cladding is removed, however work will only take place on Monday to Friday, from 8am to 5pm. We expect the project to be completed by late August 2025.

A dedicated Resident Liaison Officer (RLO) remains based on-site if you've any concerns and we'll be arranging monthly resident meetings to keep everyone updated. If you've any questions in the meantime, please call us on **0800 121 60 60**.



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SHAPING THE FUTURE

We value the voices of Four Courts residents and want you to play a role in shaping the future of the neighbourhood. Your views and insights are essential to the regeneration process. We've set up a resident steering group that will influence the design and delivery of the new development and scrutinise our performance.

If you're interested in being part of the steering group, please visit www.southernhousing.org.uk/FCSG or email four.courts@southernhousing.org.uk

Alternatively, you can call **0800 121 60 60**. Bevin Court and Roosevelt Court residents can let their scheme manager know, who will pass on their details.

FOUR COURTS ESTATE DAY

We remain committed to keeping your home safe, well-maintained, and comfortable. It's why our teams will be back at the Four Courts for a dedicated repairs day on Wednesday 14 May. They'll work alongside our contractors to complete as many outstanding repairs as possible.

We'll be surveying the buildings and estate to identify new communal repairs, but we encourage you to continue reporting any outstanding issues, whether inside your home or in shared areas.

In addition to repairs, we'll be providing skips for residents to dispose of unwanted items free of charge.

YOUR LIFT SERVICE

We know an unreliable lift service isn't good enough, and we're sorry for the recent breakdowns at Kennedy Court and Churchill Court.

If a lift is out of service or develops a fault, please report it to us as soon as possible.

In an emergency, such as someone being stuck in a lift, call us immediately on 0800 121 60 60. Our lift contractors will respond within one hour of the issue being reported. For non-urgent repairs, our contractors will attend within four hours.

We're committed to improving the lift service and will continue working with our contractors to ensure a fast and reliable response.



GETTING IN TOUCH

WE'RE HERE TO HELP

Do you have any further questions? We would encourage you to contact us if you've any concerns. We remain here to support you.

There are a number of ways you can reach us:

-  Please call us on **0800 121 60 60** and ask to speak to one of the Four Courts Team
-  We've a dedicated email address [**four.courts@southernhousing.org.uk**](mailto:four.courts@southernhousing.org.uk)
-  We've set up a dedicated web page where we'll be providing all the updates: [**www.southernhousing.org.uk/fourcourts**](http://www.southernhousing.org.uk/fourcourts)



Scan the QR code to visit the web page.

Your next newsletter will be sent by **30 April**