

CREATING
COMMUNITIES
TOGETHER



THE FUTURE OF
FOUR COURTS

FEBRUARY 2025

www.southernhousing.org.uk/fourcourts



THE FOUR COURTS: WE'RE LISTENING TO RESIDENTS

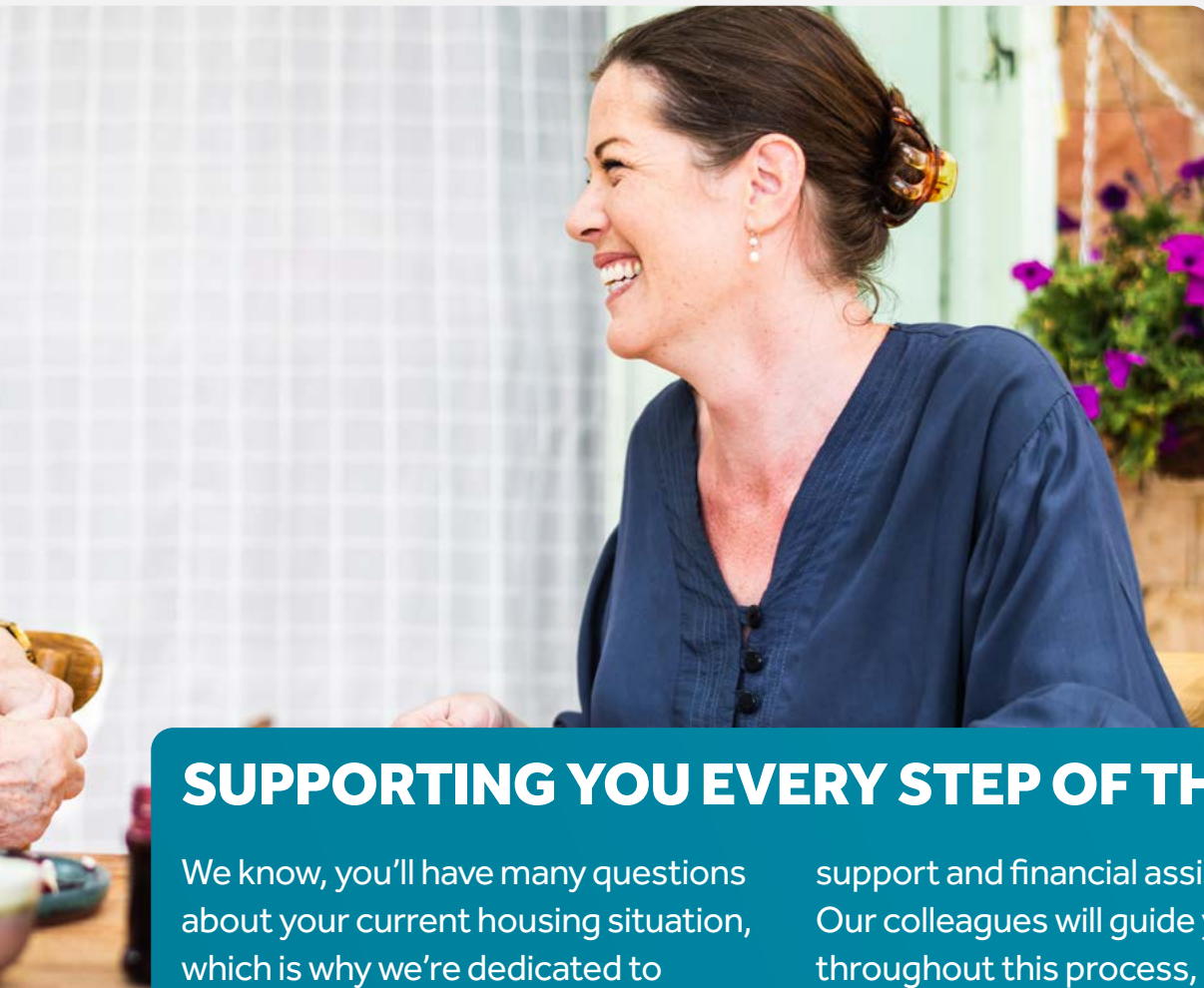
Bevin Court, Roosevelt Court, Kennedy Court, and Churchill Court have been home to many for decades. However, we've heard from residents, stakeholders, and the wider community that the Four Courts no longer reflect the standards of modern living.

We recognise the buildings, that are more than 60 years old, are becoming outdated and don't meet today's design and accessibility requirements.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. The design and layout of flats doesn't meet modern mobility standards, and the physical constraints of the buildings restrict the opportunities to modernise these blocks to the standards residents expect. For these reasons, after careful consideration and listening to your concerns, we've made the decision to redevelop the Four Courts. This will allow us to create new, high-quality social homes that truly meet the needs of both current and future residents.



SUPPORTING YOU EVERY STEP OF THE WAY

We know, you'll have many questions about your current housing situation, which is why we're dedicated to maintaining strong communication with you. We'll discuss your housing options with you and work to find a social housing home that meets your needs. We know there's a strong sense of community at the Four Courts and you may be sorry to leave this. We'll do all we can to find you a new home in the local area that's close to your family, friends and support network.

We understand change can be difficult, particularly for those who have lived at the Four Courts for many years. That's why we'll be working closely with you to provide ongoing

support and financial assistance. Our colleagues will guide you throughout this process, from our first discussions with you until you move to your new home.

This change will come sooner for some than others, depending on which building you live in. We hope to answer many of your initial queries on the following pages.

Our colleagues will be available on site to answer the questions you'll undoubtedly have. You can also contact us via our dedicated email address: **four.courts@southernhousing.org.uk**, web page: **www.southernhousing.org.uk/fourcourts** or call us on: **0800 121 60 60**

WHAT'S NEXT?

Our immediate focus will be on Bevin Court. We aim to support all Bevin Court residents in finding a suitable social housing home by March 2026.

A dedicated resettlement team will have one to one meetings with every resident to ensure we understand housing needs and preferences. We recognise you've social and support networks you'll want to maintain. As the largest social landlord in Hastings and Rother, we've a range of homes to meet different needs including extra care, sheltered, over 55 and general needs housing.

We'll continue working with all Four Courts residents in different phases to find new homes that meet your needs. For residents of Bevin and Roosevelt Court this will mean a move to a permanent new home. For others this may mean moving to a different location, or returning to the redeveloped Four Courts site. We'll do all we can to take account of your preferences when finding you a new home.

REDEVELOPING THE FOUR COURTS FOR A BETTER FUTURE

We believe that redeveloping the Four Courts is a once-in-a-lifetime opportunity to create modern homes and thriving neighbourhoods that the people of St Leonards can be proud of. We remain committed to providing affordable and sustainable homes for local people. That's why all the new homes built on the site will be high quality social housing to replace the Four Courts. The site is big enough to provide more social housing than the number of homes currently provided by the Four Courts. The new development will include a mix of home types to meet local housing needs.

We know the importance of working together with residents, stakeholders, and the wider community to shape these plans. We're excited to hold engagement sessions and hear your views on the future vision. We'll share regular updates to let you know how you can get involved in this process. Together we'll create a thriving, modern neighbourhood that everyone can be proud of.

For answers to the questions you may have, please review the information on the following pages.

FREQUENTLY ASKED QUESTIONS

1) Why are you planning to redevelop the Four Courts?

The design and layout of flats doesn't meet modern mobility standards, and the physical constraints of the buildings restrict the opportunities to modernise these blocks to the standards residents expect.

Your feedback has also played a crucial role in shaping our decision to redevelop. After listening to residents, stakeholders, and the wider community, we recognise the Four Courts no longer meets modern housing standards.

We've carefully considered all options and believe this is a unique opportunity to create new, high-quality social homes that better serve the needs of current and future residents.

2) What will be built in place of the Four Courts?

All new homes built on the site will remain social housing, reinforcing our dedication to providing affordable and sustainable homes for local people. This regeneration project is a positive step towards addressing housing challenges in the area while maintaining strong community ties.

3) When will I need to move out?

We know moving home under these circumstances is rarely easy, but please be reassured we're here to support you in finding a new home. We've put together a dedicated team to support you through this. They'll make the process as smooth as possible for you.

We plan to support all Bevin Court residents to move out by March 2026, with Roosevelt Court planned for March 2027. Churchill Court and Kennedy Court will then follow.

4) Will you provide me with financial support?

Yes, you're entitled to a statutory Home Loss Payment. This amount is currently £8,100. You'll receive this payment for the loss of your home and it'll be paid within one month of signing your new agreement. We'll also cover disturbance costs, such as mail redirection and appliance disconnections/reconnections.

5) Will you cover my moving costs and who will cover removals?

Yes, we'll cover the normal costs associated with moving home, including removals. We'll arrange professional removals and your dedicated Resettlement Officer will be there to support you through this process.

6) I'm anxious about moving home.**Will I get any support?**

We know moving home can be unsettling and takes a lot of planning. We'll ensure you'll have all the support and assistance you need. You'll have a dedicated Resettlement Officer who'll work closely with you to find you a new home based on your preferences and location.

7) What help does my Resettlement Officer offer?

Your Resettlement Officer will meet with you personally on a one-to-one basis. They'll help arrange removals, services and appointments if needed for you. They'll keep in regular contact at intervals agreed with you and keep you up-to-date with progress on your rehousing. They'll stay in touch until you're settled into your new home. They'll be with you every step of the way to answer any questions you have.

8) When will I find out who my Resettlement Officer is?

Our priority will be Bevin Court residents and we'll be introducing their dedicated Resettlement Officer over the coming weeks. They'll make contact to arrange a first visit. Residents in Roosevelt, Churchill and Kennedy Court will receive a dedicated officer when the moving process starts for these buildings.

**9) Will I get a chance to see my new home?**

Yes, you'll be able to view any potential new home before deciding to move. Our Resettlement Officers will also arrange visits to our Independent Living schemes in the local area for Bevin Court residents, so you get an opportunity see the options available.

10) Will repairs and other regular housing services continue?

Yes, we'll continue to provide all day-to-day services, including maintenance and repairs, while you remain in your home. Please report any repair issues to us.

11) Will my building remain safe while I wait to move?

Yes, our priority remains keeping you safe in your home. All existing fire safety systems will stay in place and regular fire risk assessments will continue for as long as the buildings are occupied.

12) What if I get bed bugs, will you still treat the issue?

Yes, if you have bed bugs, you must still act immediately. We're here to support you and can arrange treatment at no cost. To request help, please contact us.

13) Will I have a say in where I move to?

Yes, your dedicated Resettlement Officer will discuss your housing preferences with you and work to find a home that meets your needs. We also understand the importance of staying in familiar surroundings, and for some the need to stay close to family and friends.

14) Will the home I move to still be social housing?

Yes, your new home will remain social housing, ensuring you have the same services and affordability.

15) Will my rent change?

Your rent may go up or down depending on location and the type of property we offer you. Your Resettlement Officer will discuss this further.

16) I've got adaptations to help me in my home. Will I keep these?

We'll talk to you and any of your support services, such as Occupational Therapists, about what you need. We'll make sure your new home is suitable for your needs.

17) Can I take my care and support package with me?

Yes, we'll work with social services and care providers to ensure your care and support package continues without interruption.

18) How will you support residents with disabilities?

We'll work with external agencies like Adult Social Care to ensure you receive the support you need. Your Resettlement Officer will assess your needs and coordinate assistance.

19) How much notice will I get when I have to move?

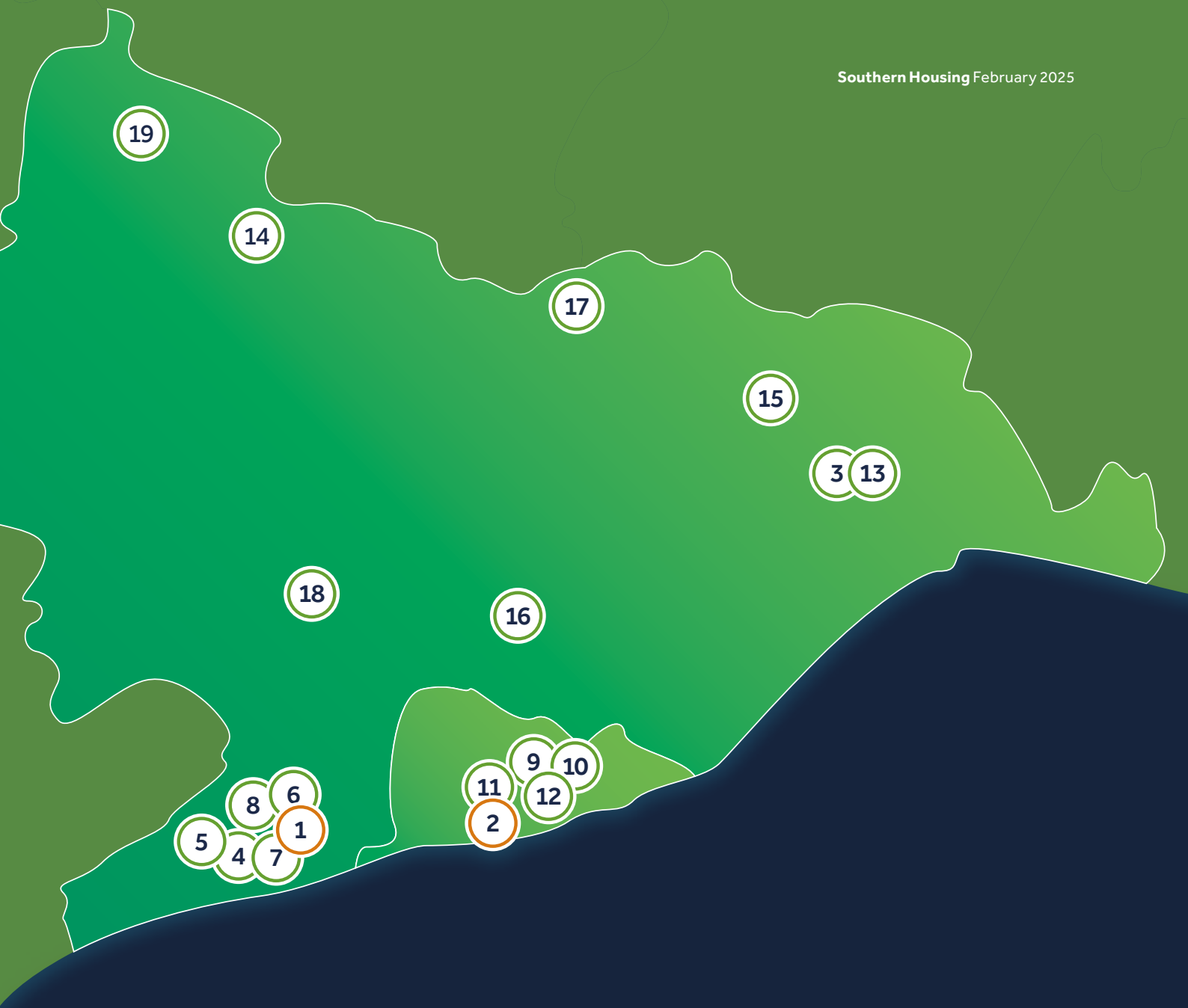
As soon as we identify a suitable home for you, we'll arrange a viewing and agree on a moving date that works for you.

20) What about my pets?

We'll offer you a home that suits you and your family's housing needs. We're unable to guarantee you a home which will allow your pets. However, please be reassured we'll do our best to offer you a new home that allows you to take your pets.

21) Will I be able to return to the new Four Courts development?

We're unable to guarantee you'll be able to move back to the new Four Courts. This is due to the amount of time it'll take to move everybody out of the current buildings and complete the new development. This will be a large-scale regeneration project which will take a number of years to complete. Our aim is to find you a permanent new home that meets all your needs, however, we'll take account of your preferences to move back to the redeveloped site.



ALTERNATIVE ACCOMMODATION

FOR BEVIN COURT AND ROOSEVELT COURT

We wanted to give a glimpse of some of our popular and vibrant independent living schemes in the area, which may be of interest to you. You'll also have the option to choose an over 55s scheme or general needs housing if that's your preference. Remember, our team will work closely with you to run through all the options, subject to availability.

EXTRA CARE SCHEMES

We've got two extra care schemes available in East Sussex:

Ref Address

1 The Orangery
Buxton Drive, Bexhill
TN39 4FA

2 Marlborough House
23-29 Warrior Square,
St Leonards on Sea TN37 6BG

SHELTERED SCHEMES

We've got 17 sheltered schemes available in East Sussex:

Ref Address

3 Badger Gate
Udimore Road, Rye TN31 7DT

11 Royal Terrace
Terrace Road, St Leonards on Sea
TN37 6QH

4 Catley Court
19-21 Sutherland Avenue, Bexhill
TN39 3XN

12 Torfield
Torfield Close, Hastings TN34 3EU

5 Alexander Court
St Marks Close, Little Common,
Bexhill TN39 4PN

13 Magdala House
Ferry Road, Rye TN31 7DN

6 Glovers Court
Glovers Lane, Sidley, Bexhill
TN39 5AN

14 Burghwood House
Burgh Hill, Hurst Green TN19 7PE

7 Thalia House
London Road, Bexhill TN39 3JS

15 Corkwood
The Maltings, Main Street,
Peasmarsh, Rother TN31 6FD

8 Thornwood
Turkey Road, Bexhill TN39 5HZ

16 Geary Place
Workhouse Lane, Westfield
TN35 4QL

9 Fallowfield
Linley Drive, Hastings TN34 2BX

17 Goddens Gill
Goddens Gill, Northiam TN31 6QE

10 Halton Heights
Priory Road, Hastings TN34 3NP

18 St Martins
Mount Street, Battle TN33 0DR

19 Woodroffe Court
Springfields, Ticehurst TN5 7FB

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FEATURED PROPERTY**THE ORANGERY**

Our apartments at The Orangery in Bexhill-on-Sea offer spacious, one and two bedroom, self-contained homes. The extra care scheme benefits from an onsite restaurant. Residents can live independently and securely, with the reassurance that help is at hand when they need it.

Let us know if you're interested in extra care, and we'll arrange an assessment.



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HALTON HEIGHTS

Halton Heights overlooks Ore valley and is a stone's throw from The Bridge community centre. It's close to local shops, amenities and bus and train services. Communal facilities include a lift, stair lift, guest facilities, lounge and a garden, with social activities, such as BBQs and quiz nights, regularly organised.



“

I love it here. It's bright, clean and spacious, so I can easily get around with my walker. If you want company, there's plenty of lovely people here and if you don't, you can close the door. The manager is brilliant too.

”

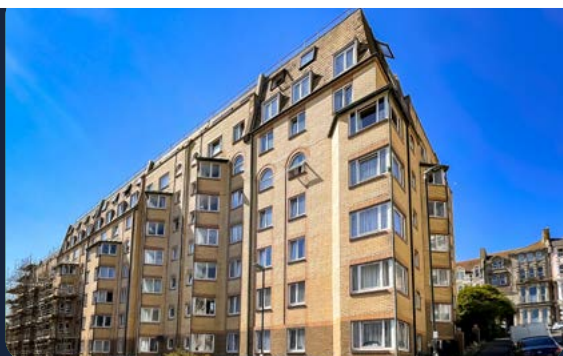
LIZ

Southern Housing resident

ROYAL TERRACE

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In a great location in St Leonards town centre, Royal Terrace is a lively scheme comprising 153 flats. It's handy for the GP surgery, pharmacy, train station and beach, with shops and cafés nearby. Residents can make use of a library, activity room, guest facilities, kitchen, laundry, lounge and garden. There's lift access and residents are supported to join film/games nights, afternoon teas and a knit and natter group.



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TORFIELD

Another of our quieter schemes, Torfield is made up of 40 flats and is in Hastings Old Town. It's close to the high street, beach, GP surgery and bus routes. Facilities include, a lounge, guest facilities, laundry, library, garden, kitchen and lift access. Activities, including bingo and coffee mornings, are regularly arranged.

WANT TO GET INVOLVED IN THE REDEVELOPMENT PLANS?

There will be plenty of opportunity to get involved. We'll set up a resident steering group and hold regular events, training sessions and share newsletters to keep everyone informed and involved. We know the importance of working together with Four Courts residents, stakeholders and the wider community to shape these plans.

Our Bevin Court residents will be allocated a dedicated resettlement officer. We'll work together to find a suitable new home which meets individual needs.

SPRING 2025

We'll have supported all Roosevelt Court residents to move out. We'll start looking to find suitable new homes for Churchill Court and Kennedy Court residents. Our Churchill Court and Kennedy Court residents will be allocated a dedicated resettlement officer.

SPRING 2027

SPRING 2026

We'll have supported all Bevin Court residents to move out. Our Roosevelt Court residents will then be allocated a dedicated resettlement officer.

2028

Phase one construction of new homes.

GETTING IN TOUCH

We know this news is likely to be overwhelming, but we really are here to help in any way we can. We want to support and would encourage you to contact us if you've any concerns. There are a number of ways you can reach us:



IN PERSON

We've a dedicated team set up to answer your questions, they'll be around the Four Courts. We'll be organising meetings and drop ins.



EMAIL

We've a dedicated email address
four.courts@southernhousing.org.uk



PHONE

Please call **0800 121 60 60** and ask to speak to one of the Four Courts Team.



WEB PAGE

We've set up a dedicated site where we'll be providing all the updates
www.southernhousing.org.uk/fourcourts

It's important to make sure we've up to date contact information for you, so please let us know if your details change.