

Fullers Slade Commonly Asked Questions



Introduction

Below are some commonly asked questions from Fullers Slade residents. We are continuing to assess the impact of Covid-19 on the regeneration process and will keep residents updated.

Q1. Will MK Council deliver the option voted for by the community?

A. Yes, the planning process may require some changes to be made, but the main components of option 3 will remain.

Q2. What are these changes and how will they impact homes that need repairs?

A. Some minor amendments may be needed during the design phase, but these changes will be in accordance with the overall design. We will be working with residents throughout the design phase. All repair work including any planned maintenance will continue during the process.

Q3. From option 3, what will stay the same and what will change?

A. This will be determined by the planning and design process, which will include working in partnership with the future Fullers Slade stakeholder group (name and terms of reference to be agreed) and residents.

Q4. When will the planning application be submitted?

A. The earliest the planning application will be submitted will be early 2021.

Q5. When will building work start and how long will the whole process take?

A. A start date will be determined by the procurement process and when the planning application is approved. We will update residents on the timeline in due course.

**Procurement is the process of finding and agreeing to terms, and acquiring goods, services, or works from an external source, often through a tendering or competitive bidding process.*

Q6. Who is the professional team working behind the scenes on these next steps of regeneration?

A. The professional team will be determined in consultation with residents and will include master planners, architects, a landscape and ecology team, cost consultants, structural, electrical and energy engineers among others.

Q7. Why has there been a need to procure new architects when SEH has been in place and designed the options for ballot through consultation with the community?

A. SEH architects were appointed to develop the concept designs only for the benefit of the community ballot by YourMK. Under MK Council rules and to ensure we are getting best value for money, another procurement process needs to take place to develop these proposals into a full planning application. SEH will have the opportunity to take part in this process.

Q8. Once the final plans are submitted could these still be rejected?

A.

- MK Council will determine the application as it would any other application in accordance with national and local planning policy. However, there are opportunities for engagement with the council's planning team prior to the application being submitted which will help us better understand the planning requirements.
- The planning pre-application process ensures that comments from MK Council planning officers, cabinet and councillors are considered before the plans are submitted. This process can take time, but it is far better to make the submission once and get it right than to rush the process and have the application rejected, as this will lead to greater delay overall.

Q9. Why does the children and family centre need to move from its current site? Will the new space have facilities for all?

A. A new community building will be an inclusive facility for all ages. The location will need to be moved from the current site of the children's and family centre so it is part of a bigger development with more multi-purpose space.

Q10. Will the new community centre design, materials and work be as green as possible?

A. The intention is to be as green as possible. MK Council has agreed there is a climate emergency with the aim of being carbon neutral by 2030. Our aim is to reduce our carbon footprint as much as possible.

Q11. What will be the hours of building work?

A. The hours of work would be: Monday-Friday 8am-6pm, Saturday 8am-1pm and no building work on Sunday. Regular updates will be given when work is taking place.

Q12. I am thinking of redecorating my home, but if work is starting soon, I would wait. What should I do?

A. Building work is unlikely to start for at least another two years, so any decisions would be up to individuals to make.

Q13. What will be the cost of a new home?

A. We cannot give property valuations until the design phase is completed. We will also need to wait to see the impact Covid-19 will have on the housing market.

Q14. What about the changes to flats and the rights of leaseholders?

A.

- If a flat is due to be demolished then the leaseholder has the same rights as a homeowner. They will be offered market value for the property plus 10%. The arrangements for purchasing a new property are not yet available.
- Arrangements for leaseholders in flats due to be refurbished will be different and confirmed in due course.

Q15. What about flats that will be knocked down and are owned by a landlord? What will happen to the tenant? Do they have any rights and will they be rehomed?

A. There are also homeless and private rent policies in place to prevent anyone becoming homeless. We will support tenants with new accommodation through the housing allocation and local lettings policies.

Q16. Is there a buyback scheme currently in operation on the estate?

A. There will be a buyback scheme developed for the estate, but this is not currently in place and will be part of the planning process.

Q17. Will another housing-needs survey be completed?

A. Often the process incorporates several assessments, depending on the length of the project, as residents circumstances change. This will be completed by the Housing Needs team.

Q18. Will MK Council tenants have to go on a bidding scheme?

A. There will not be a bidding scheme. The local lettings plan will be based on housing needs.

Q19. Will the garage and other shops on the estate be redeveloped?

A. The shops are not part of the current proposal.

Q20. Will the MK Council website be updated regularly?

A. MK Council is working hard to improve the website accessibility. We will endeavour to keep the website as up to date as possible going forward. We are thinking about new ways to engage with the community in response to Covid-19.

Q21. There was mention of smaller improvements on Fullers Slade that will be made this year which are not part of the regeneration budget. What will these include, and will residents be consulted?

A. Once draft proposals are in place, a budget is agreed, and an understanding of the work needed for these small projects, then residents will be consulted. Work is currently ongoing with the Council's landscape and highways services to see what options are available.

Q22. Who will be included in the new community stakeholder group and will MK Council ensure residents are fully consulted? Are the terms of reference for the stakeholder group already in place?

A.

- The Fullers Slade Stakeholder group will include the Town Council, community groups, schools, the police, health centres, local organisations and others. Residents will be able to give their views and make comments to the group. The group is also likely to have sub-groups, such as an environment sub-group and these will be discussed in more detail once the overarching stakeholder group is operational.
- MK Council will be working closely with the stakeholder group to ensure residents and local organisations are included throughout the process. The terms of reference are currently in development.