**Housing and Regeneration**

**Fullers Slade Estate Renewal Forum**

**Wednesday 21st July 2021**

**6pm at The Rowans Centre, Fullers Slade**

**Attendees:**

Councillor Simon Cherrill

David Meadows Resident (Chair)

Bianca Bendig-Ceesay Resident (vice Chair)

Donna Addington Resident

Michelle Calnan Residents Association representative

Helen Havens Resident

Elise Muncaster Resident

Steve Summerfield Resident

Judith Atkinson Local Partnerships

Nick Hufton Shepheard Epstein

**Officers:**

Stuart Proffitt Director Environment and Property

Sasha Childs Community Engagement Officer

**Apologies:**

Will Rysdale Head of Housing Delivery Jennifer Wilson -Marklew Councilor

Stewart Dunn Resident

Claire Banbury Business Representative

# Welcome and introductions

* 1. David Meadows (DM) welcomed everyone to the meeting and advised the meeting would not be recorded as we are meeting in person. Sasha Childs (SCh) will be taking notes of the meeting, which will be circulated following the meeting.
  2. DM invited attendees to introduce themselves, each attendee gave their name and purpose for being at the meeting.
  3. DM added it is important that all attendees have their say, as it is important all voices are heard at this meeting and meetings going forward.

# Apologies

Apologies for the meeting have been received from:

* Will Rysdale
* Jennifer Wilson -Marklew
* Stewart Dunn
* Claire Banbury

# Estate renewal discussion

* 1. DM advised that as promised we have Stuart Proffitt (SP), Director of Environment and Property at Milton Keynes Council (MKC) at the meeting, with Nick Hufton (NH), architect / director at Shepheard Epstein Hunter architects and Judith Atkinson (JA) from Local Partnerships. This session will cover the restate renewal discussion we agreed to hold at the previous ERF meeting.
  2. DM handed over to SP, who advised that he has liaised with NH to look at the renewal brief for Fullers Slade. We are not likely to please everyone, however we want to hear everyone’s views to move forward. It is important we meet the ERF and provide updates to the group. SP added that JA is at the meeting as she can assist with the look and viability of the renewal project, NH will work on designs for the estate. SP advised that we will work with the ERF and then engage with the wider Fullers Slade community.
  3. SP asked that we go round the group and everyone share their views on renewal and how we can move forward.
  4. NH shared his experience of consultation and design work, which will assist in working with the ERF and wider community on Fullers Slade moving forward.
  5. Steve Summerfield (SS) shared that he is new to living onFullers Slade, he has heard frustrations within the group and to-ing and fro-ing. SS isn’t sure what consultations have happened to date, however he is aware of other areas which have Town Plans and perhaps that format could assist this process.
  6. DM shared that he is new to Fullers Slade and these meetings. Houses on the estate are tired and need work carried out on them. Fullers Slade is a fantastic estate, it is a pity to lose what positives we have, such as lots of green space and trees.
  7. Bianca Bendig-Ceesay (BBC) believes a utility survey is needed, we are living on a live estate. Homeowners are not happy with houses being demolished and the information which has been provided. They will be significantly impacted and may not benefit from the renewal process. There will be a cost to bring the exterior of private properties up to the same standard as council properties. There are a lot of questions. The phasing of work on the estate and the impact on residents is important.
  8. Michelle Calnan (MC) agrees with comments by DM and BBC. There are a lot of trees and woodland on Fullers Slade and residents enjoy and value this. Has MKC actively spoken to residents whose properties are due to be demolished? MKC needs to speak to residents who did not vote in the November 2019 ballot. There is a lot of upset and financial implications.
  9. Helen Havens (H H) advised that residents want answers on what is happening. The Rowans is down to be demolished however it is only 17 years old. The Rowans car park is not fully finished as a private nursery was due to be put on it. It has only recently had a new boiler and sensory room installed. Why not keep the building and extend it, the flats next door could be demolished to extend the Rowans. It is important to inform residents what is happening.
  10. Elise Muncaster (EM) suggested we don’t want to throw baby out with the bathwater. Some parts of the estate are tired and need a revamp. It is silly to demolish and rebuild if we don’t need to. There are nice areas on the estate we don’t want to lose. When the V4 road is closed, it causes gridlock on the estate so more homes on the estate will make this worse. New homes look nice, however existing homes are tired. They need to be fire safe. Option three includes removing good homes and facilities, they won’t be placed like for like. There are currently some really good family sized homes on the estate, will they be replaced?
  11. Councillor Cherrill advised his background is a surveyor and he has   
      worked for builders and developers. Regarding option three, Councillor Cherrill supports the views of residents to simplify the existing plan and not lose the positive elements on the estate e.g. greenery, birdsong, quiet. The amount of disruption and time taken to carry out renewal work is a concern, we do not want a 10 year plan. We need to plan the infrastructure so works happen in a better way through renewal. We need to refurbish buildings as we have mixed tenures on the estate. MKC needs to provide greater help and guidance to support residents through the renewal process. Prefer simplification over option three.
  12. Donna Addington (DA) echoes the views of Councillor Cherrill. Everyone at the meeting speaks so much sense. Some homes on the estate are in poor condition and need work carrying out. DA lives on Bellwether and her home is due to be demolished, she does not want a mortgage or shared equity. DA came onto the estate homeless and has lovely neighbours, residents have a lot of different situations. DA does not want to move from her home and street, she has looked after her home despite the cost of doing this. Residents question why they should carry out work to their homes if they are likely to be demolished. MKC does not appreciate the stress of having their home demolished which hangs over residents. DA is not saying we shouldn’t do anything. There are a lot of knowledgeable people involved in this process. There are a lot of questions but no answers and answers are needed.
  13. SP thanked everyone for providing feedback and gave figures on the ballot results for each of the three options. SP touched on information which Stewart Dunn (SD) had submitted as he is unable to attend this meeting.
  14. SP added that residents may not have voted for demolition or infill, there is a question about what residents voted for. BBC responded that social tenants were advised they would receive new and shiny homes and would not have to pay any more, however they were not told of the long-term impact of building works. It was not clear to residents how of the works would be delivered or their fuel costs moving forward.
  15. Councillor Cherrill added that there was an option four which was removed by the time of the ballot, so option three became a focus for residents.
  16. DA added that not all residents on the estate were asked for their views.
  17. HH added that residents were told that transport and jobs would be brought to the estate as part of the renewal process. Option three could have included jobs for young people, this would have appealed to residents with children. The cost of transport to get into MK centre is too high. The impact of this is missing appointments, losing money and needing to use the foodbank. The western extension has been pushed for new job creation. Other estates are seeing their residents being offered jobs however Fullers Slade residents are not benefitting. DM added that if new jobs are created, local people need chances to benefit from them.
  18. BBC asked how feedback will be provided to SD as he cannot be at this meeting? SCh advised SD will receive minutes from this meeting as will all Forum members. BBC added that there is a need on the estate for a job club, the ERF needs to see plans and drawings for the estate renewal. We also need to ensure information reaches the wider Fullers Slade community, residents are in limbo.
  19. SP added that public realm works will be part of the plans moving forward for the ERF and community to see and engage with.
  20. Councillor Cherrill added he always felt Fullers Slade was a nicer estate within MK, it had a different feel to other estates. This should be recognised, cherished and maintained. Green spaces, trees and greenery are really valuable.
  21. EM added she believes that residents saw the shiny posters leading up to the ballot and voted without realising how they would achieve the end result and what was needed to get there. The ballot did not give full information.
  22. DM suggested that having looked at one of SD’s diagrams, this shows a greater housing mix between tenures than we pected. Will the estate receive what was promised or will some elements of the plans be nice but not a priority.
  23. BBC added that at the workshops leading u p to the ballot, one resident said she liked all four options however she was not informed what it meant. With Covid19 and working from home, people appreciate green spaces and their homes more.
  24. MC advised that at the community sessions, homeowners asked for the cost if they were able to replace their bathrooms and kitchens as part of the renewal process. Prices were given and when these were checked elsewhere, they were advised to be extortionate. This needs to be looked at if homeowners are to be offered options within the renewal process, options need to be affordable.
  25. BBC added that quotes provided to 2, 3 or 4 bed homeowners were quite substantially different and the differences did not seem logical to residents.
  26. SP advised that following this meeting, he will work with NH to produce some new designs and costs, these will be brought back the ERF to move forward with.

Action: SP

* 1. HH added that provisions should be made regarding private landlords with properties on the estate who will not invest in their properties. It could look awful if some properties are developed and others are not. Other estates which have gone through this process have seen ASB escalate if the whole estate does not benefit from the renewal process. MKC also needs to consider how it shares information e.g. how it provides information in a suitable way for residents with dyslexia.
  2. BBC added that new houses being built could undermine the value of existing properties on the estate if they are not all included in the renewal process.
  3. SP advised that energy efficiency work on properties would be considered as a cost-efficient option for all, including where resident contributions may be required. We will also look at the cost of external works as part of the renewal process. We can look at offers to private homeowners.

Action: MKC

* 1. P touched on the information provided by SD prior to this meeting:
     + Wellness and open space post-Covid – this is something for us to consider including, how we use open spaces
     + Zero carbon – this is a challenge as we do not want to carry out any detrimental work. Electricity prices are more costly than gas at present, we also need to look at insulation, windows and doors etc. The challenge is what is right to do now, we need to plug in to future technology
     + 900 trees – we recognise the issues, putting new homes everywhere is not the answer. New homes need to be put in the right places.
     + Mix of private and council homes – we recognise the challenges this presents in carrying out work
     + Providing information to residents – we do not need to go back over everything, we need to focus on how we move forward and agree the next steps. We need to have a detailed programme of work which we can agree on and share
     + Design points – this will be worked on with NH and include public realm provision
     + Infrastructure – this will be looked at including parking and The Rowans. It does not seem sensible to knock this down and start again
     + Phased plan – this will be provided with realistic information
     + 3d models – we need to consider this however we can start with drawings
  2. SS suggested that having a 3d model can be helpful to assist people to see plans more easily.
  3. SP added we need to consider how we could offer some information and a show homes, the ideas are good, it is how we can provide them. Judith Atkinson (JA) suggested we could call the show home a ‘demonstrator home’, it is something for us to look into.
  4. HH added we need to provide information and give something back into the estate, we need to build trust. Perhaps we could put some skips on the estate to carry out a waste amnesty. BBC advised that at an MKC scrutiny meeting last night, it was suggested skips are placed in strategic places on different estates to help residents deal with waste. Further information will be collected on this subject for the Forum.

Action: SCh

* 1. Councillor Cherrill shared a concern that there have been a number of different groups involved in renewal on Fullers Slade, we need to show this Forum is something different and action is happening this time.
  2. SP advised that we are taking on board feedback, we will use this to design a new brief and take this forward with the Forum and community. We do not want to lose interest from residents now. DA added she does not wish to be negative however residents have heard this before. Residents have heard this before and could blame the ERF if plans do not continue or work. NH asked if it is possible that once residents see progress being made, this will help.
  3. Councillor Cherrill added that action needs to be taken on the portacabin on the estate, it would be positive to retain this provision and use it as a drop-in facility to engage with the community in different ways. NH added that the portacabin is an interesting option. HH added that the portacabin is a good base for the community, it should not be removed due to vandalism as this is most likely because it was not being used and young people are bored. We should use the portacabin and the Rowans as facilities to engage with the community and share information.
  4. JA added that when carrying out consultations, action only happens when residents are happy with plans for their community and councils have funds available to take action. We are setting out to do this now on Fullers Slade.
  5. BBC advised that communication is an important issue for the estate, we need to share information with the community and get residents excited about what is happening. Perhaps we could involve schoolchildren in activities which will then mean their parents get involved.
  6. MC suggested than not all residents are online or have smart phones so they do not know what is happening. Some residents feel they have seen this all before.
  7. DM added that buildings and window styles can look ‘blocky’, can this be looked at? NH responded that we can look at this, it would be at the next stage of information, oncewe have the masterplans for the estate. It could take 3 – 4 months to get there.
  8. DA added she and others like the carports on the estate however previous plans showed they would be removed.
  9. DM agreed with DA on this matter, residents use these areas a lot and it is a good way for neighbours to engage with each other.
  10. SP thanked everyone for their input, we have a lot to look at and take forward.

# Outcomes

* 1. Some key outcomes from the meeting include:
* The green spaces and trees on the estate are well loved so should be kept
* We need to produce a timeline for moving forward soon
* Plan in the next 4 – 6 months to have some substantive discussions to move the renewal process forward
* Attach workloads to ERF sub-groups
* Use Councillor and Mears surgeries to engage with residents, these are being investigated to restart at the Rowans on Fullers Slade. We need to put flesh on the bones from these discussions to take information forward
* Stop repeating matters and move forward