**Housing and Regeneration**

**Fullers Slade Estate Renewal Forum**

**Wednesday 28th July 2021**

**6pm via Zoom**

**Attendees:**

Councillor Simon Cherrill

Councillor Jennifer Wilson -Marklew

David Meadows Resident (Chair)

Bianca Ben dig-Ceesay Resident (vice Chair)

Donna Addington Resident

Stewart Dunn Resident

Elise Muncaster Resident

Claire Banbury Business Representative

**Officers:**

Will Rysdale Head of Housing Delivery

Sasha Childs Community Engagement Officer

**Guests**

Councillor Joseph Hearnshaw

Councillor Paul Randall

Ajibola family Resident

Emma Resident

Tracey Jones Resident

David Tavener Chair, Galley Hill Residents Association

**Apologies:**

Councillor Emily Darlington

Michelle Calnan Residents Association representative

Helen Havens Resident

Steve Summerfield Resident

# Welcome and introductions

* 1. David Meadows (DM) welcomed everyone to the meeting and advised if there were no objections, the meeting would be recorded by Bianca Bendig-Ceesay (BBC) as Zoom host for the meeting. The recording will be shared with the Chair for the purpose of confirming meeting minutes. There were no objections to the meeting being recorded
  2. DM invited attendees to introduce themselves, each attendee gave their name and purpose for being at the meeting.
  3. DM requested that if there are any questions, attendees raise their hand at the appropriate time to ask their question.
  4. DM advised we have received apologies from Councillor Darlington and Helen Havens (HH), both are unable to attend this meeting. Apologies have also been received from Steve Summerfield (SS) and Michele Calnan (MC).
  5. DM advised that guests should observe the meeting rather than participate. Sasha Childs (SC) advised questions can be shared on the Zoom chat function for the meeting.

# Questions from the community

* 1. None received.

# Agree minutes of the previous meetings

* 1. DM advised we have two sets of minutes to approve.
  2. 28th June 2021

DM advised he has checked the minutes again st the Zoom recording of the meeting and they are an accurate reflection. Several typing errors were highlighted, SC to amend. Otherwise agreed by all as a true recording of the meeting.

* 1. 21st July 2021

DM advised that this meeting was not recorded as it was in-person, however he has checked the minutes and is happy they are a true reflection of the meeting. Agreed by all as a true record of the meeting.

# Matters arising

* 1. 28th June 2021

No matters arising.

* 1. 21st July 2021

Stewart Dunn (SD) advised that two items discussed at the meeting are not showing in the ‘Key outcomes from the meeting’ section of the minutes. SC advised that the minutes are a true reflection of the meeting and the two items were not raised at that point. However all actions from the meeting will be taken forward.

* 1. No other matters arising.

# Feedback and discussion on meeting with Stuart Proffitt, Director of Environment and Property at Milton Keynes Council (MKC)

* 1. DM invited feedback from residents who attended the meeting on 21st July 2021 with Stuart Proffitt (SP).
  2. BBC thought it was a very good meeting, it allowed residents to raise concerns and questions. Comments shared at the meeting were good. The meeting helped newer residents to the estate to see what has happened to date. Different residents had different views and they were all able to raise them. Residents felt listened to and felt positive at the meeting.
  3. Donna Addington (DA) echoed BBC’s comments and appreciated that SP gave all members the opportunity to speak and he listened to what they had to say. The proof will be in the making and what he brings back to the Forum will show this. Time will tell.
  4. Will Rysdale (WR) reassured the Forum that he has met with SP, Nick Hufton (NH) and Judith Atkinson (JA) who all attended the 21st July 2021 meeting and resident’s views are being listened to and being built into the brief for the estate. Option 3 is the option we are continuing with, we are working on how it will look with some possible amendments to reflect resident’s feedback. WR added there are weekly meetings between himself, SP, NH and JA to progress matters for the estate.
  5. DM advised that a timeline was promised to the Forum and that new designs for the estate would be ready in 3 - 4 months for the Forum to view.
  6. SD advised that he has read the minutes from the meeting with SP and they cover the meeting well. If progress tinues the way matters were discussed at the meeting, renewal will switch to a positive process.
  7. Jill Dyer (JD) asked what SP said that is different now to what has been said previously? SD suggested that SP is genuinely listening now, however proof will be in the pudding.
  8. SD is pleased to hear that weekly meetings are taking pace with the architects and Local Partnerships. WR clarified these are officer meetings, however feedback to and engagement with the Forum will be built into the renewal process as we move forward. DM added that it was pleasing that the architects are open to meet on the estate for a walkabout if required.
  9. SC advised that a flow of information will be available between the Forum, MKC and the architects etc. There will be opportunities for the architects to meet with residents to help move the renewal process forward.
  10. BBC supports the level of communication which has been discussed and asked if hard copies of Forum meeting minutes can be made available at The Rowans. SC advised this is possible, she will ensure hard copies are made available.
  11. BBC asked about meeting in person for future Forum meetings, SC advised that clarity is required on this.
  12. DA suggested that information on the Forum and estate renewal could be left in the chip shop on the estate, as a way of engaging with other residents. WR suggested it could be a good piece of work for the Communication sub­group, to look at ways to engage with the community.
  13. DM suggested the Forum could consider a questionnaire to send to the estate, asking what residents like about the estate, what they would like to see on the estate etc. JD suggested this would need to be carefully done as we wouldn’t want to raise expectations too much or increase frustrations. It was agreed that it is important to inform residents what has happened so far and the next steps for renewal
  14. DM added that it also needs to be clear that the Forum is not a closed shop or a decision-making body in isolation.
  15. BBC added that there are some negative posts and comments on some estate Facebook pages. It would be positive to have more residents involved in the sub-groups to help with the renewal process. Wider resident involvement is preferable to negativity in the background.
  16. DA asked about having a council officer at the Lark in the Park event to engage with residents. DM responded that when representation from the Forum was offered in the past, this was turned down as the event is a Resident’s Association event. SC added that she cannot attend due to an existing commitment she has, however she is happy to produce some information for the event if Forum members will be attending so they can promote the Forum and renewal. Agreed by all this would be useful.

Action: SC

* 1. The Forum discussed what information could be produced for the Lark in the Park event. It was agreed to produce a 1-page flyer on renewal and the Forum, and also an A5 postcard asking residents what they like about the estate, what could be improved and what they would like to see happening on the estate. Agreed that SC will produce this and work with ERF members to have it ready for the event. SC will circulate feedback to Forum members after the event.

Action: SC

* 1. Emma advised that as a resident of the estate and guest at this meeting, she has learnt more about the renewal of the estate in the last 40 minutes than she has learnt in a long time.
  2. DA advised that we do need to promote more that we are continuing with Option 3, in order to overcome views in the community that renewal and regeneration is not happening. Even if we are starting again or doing something different, we need to inform residents of this.
  3. SD added that the big picture has been lost, residents have been asking for proof that Option 3 is happening, and they need answers. Residents want a lovely estate at the end of the renewal process
  4. WR added that residents are being listened to and we are working on the brief for Option 3.
  5. Councillor Cherrill advised we need to be careful on the frequency of meetings and ensure we have something to say. Perhaps we need to have less meetings and only meet when we have something to report

# Feedback from Scrutiny Committee Meeting

* 1. DM advised that he and BBC provided feedback to the recent MKC Community and Housing Scrutiny Committee. DM attended as Chair of the ERF and BBC attended as Chair of the ERF.
  2. Key points that were covered include:
* Fire compartmentalisation in loft / roof spaces is an issue
* Fencing issues between properties of different tenures
* Setting up Mears estate surgeries
* How quickly Mears carry out repairs
* Grass cutting
* Pest control – MKC can take some action however residents also need to take action
* Fly tipping – some actions are being undertaken on other estates so we can investigate this for Fullers Slade
* A stock control survey is due on MKC housing stock
* Compartmentalisation of voids and fire doors require looking at
* A team at Serco are due to focus three days per week on fly-tipping and two days per week on clean-ups  
  1. SC thanked DM and BBC for attending the Committee meeting and confirmed that Mears are working on setting up regular repairs surgeries on Fullers Slade.
  2. DM advised he has seen Guerrilla Gardening be launched in other parts of the country and may be something to consider for Fullers Slade and to engage other residents

# Update on Sub-Groups – Communication, Community and Housing

* 1. Communication Sub-Group
     1. DM handed over to Elise Muncaster (EM) to update on the Communication sub-group. EM advised that the Communication sub-group met for the first time on Monday and the minutes from the meeting are yet to be ratified. EM advised that she was elected Chair of the sub-group and a key agenda item was to hear from David Finlow (DF, Corporate Information Officer - Information Governance at MKC) to discuss GDPR, data protection and an email account for the Forum. The sub-group discussed these matters and DF suggested that for GDPR and security reasons, as well as for IT support, an MKC email would be advisable. The Sub-group discussed this and agreed to an MKC email account, however it will should be promoted to residents as a direct link to the Forum.
     2. The sub-group also discussed the following:
* Promoting the ERF and raising its profile
* Sharing information in key community locations
* Using social media
* Using the MKC website to share updated information
* Produce a generic flyer for the ERF to promote what it does and

what it is for

* 1. BBC added that the ERF email should give a buffer from personal attacks on ERF members and cover data protection concerns which have been raised.
  2. DM advised that the other sub-groups, Community and Housing have not yet met, they have meetings planned soon.
  3. DM raised how we can share information from each sub­group with each other and the main Forum. It was agreed that minutes will be shared with members once they have been agreed by each sub-group and there will be a regular agenda items at ERF meetings for sub-group Chair’s to provide an update.

# V4 Road Closure Discussion

* 1. DM handed over to BBC, who advised that she has written a letter to the highways department of MKC regarding the V4 closure at Fullers Slade. Residents have concerns that Fullers Slade and Galley Hill will be used as a rat-run by motorists. When a previous road closure occurred on Fullers Slade, residents struggled with the traffic and leaving their local roads. CCTV has been requested to stop motorists using the estate as a rat run. Signage should be available asking motorists to turn off their sat-nav systems, so they follow the diversion signs.
  2. Councillor Cherrill added that resident’s concerns are real, we will have to wait and see how this road closure impacts the estate. No provision has been made to deal with signage.
  3. BBC advised that for the previous road closure, temporary traffic lights were provided however they have not been provided for the current road closure.
  4. Councillor Wilson-Marklew advised that temporary traffic lights should not have been in place for the previous road closure. The length of the current road closure is due to the complex works which are required. Councillor Wilson-Marklew is working with other councillors and MKC officers to ensure the correct provision is in place for the road closure as soon as possible. CCTV is being considered for this road closure.
  5. Councillor Cherrill advised that discussions are ongoing regarding this road closure and Road Closure Orders are sometimes the only way to resolve issues. Councillor Wilson-Marklew advised she will provide a further update for the Forum.
  6. Councillor Wilson-Marklew advised the Forum was advised that the police and other agencies have no resources to man the road closure and turn motorists around. CCTV could provide some support and resources to manage the road closure.
  7. SD suggested that both lanes do not ned to be closed, if just one is closed then controlled traffic could help manage the situation.

# Forum Member Questions

* 1. DM asked if any Forum members had a question.
  2. SD highlighted that the Forum Terms of Reference require looking at and signing off. Agreed by the Forum, DM advised this will be progressed before the next Forum meeting.

# Agree details of the next meeting - Date of the Meeting and Agenda Items

* 1. Date of the next meeting
  2. The Forum discussed the next meeting and agreed to move it to Monday 6th September 2021. Meeting times will be 6.00pm – 7.30pm. Agreed to hold an open meeting if possible.

* 1. Agenda items for the meeting
* Welcome, introductions and housekeeping
* Questions from the community
* Agree minutes from the previous meeting
* Matters arising
* Terms of reference update
* Update on sub-groups
* V4 road closure update
* Forum member questions
* Agreed details of the next meeting