**Housing and Regeneration**

**Fullers Slade Estate Renewal Forum**

**Monday 28th June 2021**

**6pm by Zoom**

**Attendees:**

Councillor Emily Darlington   
Councillor Simon Cherrill

Councillor Jennifer Wilson -Marklew

Bianca Bendig-Ceesay Residents Association representative

David Meadows Resident (Chair)

Donna Addington Resident

Stewart Dunn Resident

Helen Havens Resident

Elise Muncaster Resident

Steve Summerfield Resident

Claire Banbury Business Representative

**Officers:**

Stuart Proffitt Director Environment and Property

Will Rysdale Head of Housing Delivery

Sasha Childs Community Engagement Officer

# 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. All attendees introduced themselves.
  3. Stewart Dunn (SD) raised a concern on voting rights at the Forum and residents potentially being outvoted on matters. Councillor Darlington advised this would not happen as residents make up the largest group on the Forum, it is also important that other residents voices are heard as we move forward.
  4. Will Rysdale (WR) advised that the Forum’s Terms of Reference can be updated to reference that a greater number of residents sit on the Forum than other individual representatives.
  5. Sasha Childs (SCh) will be taking minutes of the meeting.
  6. DM advised that Barrie Wilde (BW) has resigned from the Forum for personal reasons. The Forum had a brief discussion, BBC advised she would be interesting in filling the Vice Chair position, however she needs to have a discussion with the Fullers Slade Residents’ Association to identify some elements of their work she could hand over to others to take up this role. The Forum are happy for BBC to take up this role if she is able to relinquish some Residents’ Association activities.
  7. DM requested that we keep to the meeting agenda as we have a number of items to cover.

# Minutes of the previous meeting

* 1. DM advised he was happy with the accuracy of the previous meeting minutes, having checked them against the Zoom recording of the meeting.
  2. DM invited any comments from other Forum members.
  3. SD advised that the initials SC seem to be used for two different attendees at the meeting, SCh will amend the minutes accordingly.

Action: SCh

* 1. The minutes were otherwise agreed as true record of the meeting.
  2. SCh will ensure the minutes are circulated and publicised. SCh will ensure the minutes are circulated and publicised

# Matters arising

* 1. DM invited any matters arising from the previous meeting minutes which would are not covered by this meeting’s agenda.
  2. No matters arising were raised.

# Ward member position on ER

* 1. DM handed over to Councillor Darlington to introduce this agenda item.
  2. Councillor Darlington outlined that the ERF Terms of Reference, which were widely consulted on, include a Ward Councillor position on the Forum. The Ward Councillors discussed which of them would fill this position, as the Town Council and Residents’ Association would discuss their representation on the Forum. Following discussions, it was agreed that Councillor Wilson-Marklew would take up the Ward Councillor position on the Fullers Slade ERF.
  3. Councillor Wilson-Marklew added that if there are concerns, she would rather ERF members spoke to her directly.
  4. DM advised that the Forum had no concerns with Councillor Wilson-Marklew taking up this position, it was more the process around how places on the Forum were filled.
  5. Councillor Cherrill added there was no malign intent in what had been raised.
  6. SCh added that the Forum welcomes Councillor Wilson-Marklew to the Forum as Ward representative and is happy to have a discussion outside of the meeting in order to move on and ensure Councillor Wilson-Merklew is brought up to speed in the Forum. Agreed by all this would be a positive step forward.

Action: SCh

# Estate Renewal Discussion

* 1. DM welcomed Stuart Proffitt (SP) and Councillor Darlington to this agenda item.
  2. Councillor Darlington began by advising she is new to regeneration and is excited to be part of this process. Renewal and regeneration is not purely about housing, there are other strands to this process and there will also be public realm works that take place. Budgets will also play a part inhe renewal process. Oher agencies will also have a role e.g. the police in working on ASB. Councillor Darlington added she has experience of regeneration on the Lakes estate, as she is Ward Councillor for that estate. Estate renewal includes building capacity, taking ownership of estate renewal and bringing people together.
  3. Councillor Darlington advised there are internal discussions taking place within Milton Keynes Council (MKC) around estate renewal for Fullers Slade as we need to look at the information behind the ballot results from November 2019.
  4. Stuart Proffitt (SP), Director of Environment and Property at MKC advised we also need to look at where we are with the wider business plan and affordability. We want to listen to the challenges and look at what Option Three can finally look like. We can re-commission the architects we used for Option Three, looking at demolition, infill and putting a community building in the right place. There are also energy and building conditions to be looked at.
  5. SP added that MKC is committed to working with the Forum and residents to move forward and look at options. We cannot give a date when we will start work on the estate. We want to move forward now and get buy-in on the renewal of the estate, not keep focussing on historic issues. It is important to listen to everyone on the estate and to look at other matters such as health, education, public realm, not just housing.
  6. Will Rysdale (WR) added that SP has covered everything that we want to do moving forward, when information gets sent into us it gets looked at and considered.
  7. DM invited questions from the Forum.
  8. SD suggested that following this meeting, a separate meeting with SP should be held, as there is a lot of information which needs to be covered. Also, the renewal process must be resident led. SD also asked who the architects are? How will the renewal process fit in with MKC policies on carbon zero etc. Is Option Three impossible to build? Can we have a show home made available to show residents what a new home would look like? We are not seeing action, even though work is being done in the background
  9. Cuncillor Darlington responded and advised Option Three needs to be looked at and it would be beneficial to look at expanding community and commercial facilities. We need to move on with the architects and residents to move the renewal process forward and agree plans to go to planning. The ERF is a conduit to the wider Fullers Slade community and there will be open meetings. It is important to engage with the wider community as the ERF can’t give all the community views. It is important that residents have a say and activities are prioritised. The ERF will meet the architects
  10. Donna Addington (DA) added she feels like she is drowning and not being listened to. Councillor Darlington responded that this isn’t what we want and the purpose of the Forum is to engage with the community and MKC to move things forward. It could be useful to have contact with the ERF on the Lakes estate to see how they have progressed and learn from them, as they are further ahead in the process. The Lakes had changes to their plans following their ballot, this may also be the case for Fullers Slade
  11. SD added that we need to talk together, residents don’t feel like they have power. Why not begin again and discuss real issues? The resident-led ethos is being blocked. Councillor Darlington responded that she only received the regeneration brief in May 2021 however she is happy to meet with residents.
  12. SD advised it would help to meet with the architects, SP and Councillor Darlington and is worried residents will be left out. Councillor Darlington added that the vote was very close in November 2019, she is happy to meet residents on Fullers Slade and be transparent.
  13. SP added that some of the key issues now are carbon and sustainability, option three and reviewing what this means as well as looking at the report that SD produced with Maja Dunn and Barrie Wilde. Shepheard Epstein were the original architects, it is sensible to re-engage with them and for them to meet with residents. A sequence plan would help to look at renewal, as well as energy matters.
  14. WR added that residents are not being ignored, information has been shared and this has been referenced by SP and Councillor Darlington. SP added we should have responded on some matters.
  15. Councillor Wilson-Marklew added that it is important to have meetings between residents, politicians and officers.Politicians are working hard to get things done, they are not trying to influence things.
  16. Following this discussion, it was asked if Forum members would like a meeting with SP to raise issues and move on with the renewal process. The group agreed this would be beneficial, SCh to liaise with SP and the Forum to set up a meeting.

Action: SCh

# Sub-group discussion – Community sub-group

* 1. DM welcomed SCh to introduce this subject. SCh provided a background on the Community sub-group which has been proposed for the Forum.
  2. DM added that there are some serious issues which have taken place recently, Fullers Slade is a family estate and it is important to work with the police and others.
  3. Councillor Wilson-Marklew advised that a lot of work does take place between Thames Valley Police (TVP) and MKC to respond to crime.
  4. BBC advised she wrote a letter to agencies including MKC and TVP in response to recent criminal activities and has not received a response as yet. BBC agreed to re-send the letter to WR.  
       
     Action: BBC
  5. Helen Havens (HH) advised she has recently spoken to the police and they are not permitted to participate in Zoom meetings. BBC added they could have responded to her letter.
  6. DM asked if the Forum felt a community sub-group would be beneficial. All agreed it would be, DM and Steve Summerfield (SS) are interested in being on this sub-group. A meeting will be arranged.

# Hub Discussion

* 1. DM introduced this item following the recent fire at the Hub
  2. WR advised the Forum that Mears recently attended the Hub and disconnected the electricity to the Hub. Discussions have been held with SCh and health and safety representatives at MKC. SCh is meeting with the insurers at the Hub next week to enable them to begin carrying out the investigation for their report.
  3. SD asked if the Hub could be removed and replaced with a show home, showing residents what new homes on the estate could look like? WR advised that until designs have been drawn up and planning goes in, a show house would not be possible. We cannot upgrade a void to a show home due the housing need for properties.
  4. WR asked for Forum member views on replacing or removing the Hub from the estate:
* Councillor Cherrill advised that the Hub is a good base and should be reopened as soon as possible
* SD added that vandalism to the Hub is an issue, Councillor Cherrill added that if the Hub was used it would be less likely to be vandalised. WR added that as it has been empty, it has attracted vandalism and as a result toughened glass has been put into the windows
* BBC added that security patrols were promised but not provided. BBC agrees with a show home, she understands the issues however in the long-term it would help
* Helen Havens added that having a local resident being a keyholder to the Hub would help and it would show the building being used
* WR advised he will check on security and asked who promised this. BBC advised that it was the RSG that said about it. WR will feed back to the Forum

Action: WR

# Forum Email Discussion

* 1. DM invited SCh to discuss this agenda item.
  2. SCh advised that there have been discussions around the use of a MKC or independent email, there are some security concerns around an independent email.
  3. WR agreed with SCh on the security issues, he and SCh have met with the GDPR officer at MKC recently and there were various concerns raised about how data is handled.
  4. Agreed to look at further within the Communication sub­group

# Energy Discussion

* 1. DW invited SCh to update in this matter.
  2. SCh advised that Barrie Wilde had asked for this agenda item to be included at the meeting.
  3. SD requested that in future when a presentation is delivered at a Forum meeting, a pdf of the presentation should be circulated in advance of the meeting.
  4. Agreed that energy matters to be covered at a later date.

# Questions

* 1. BBC asked about future meeting dates for the Forum. Agreed for SCh to circulate some dates for the remainder of 2021 to members to check availability.

Action: SCH

# Agree Details of the Next Meeting

* 1. SD suggested that we liaise with SP to arrange a meeting with him, three date options to be circulated and the most preferable date to be confirmed.   
     Councillor Cherrill asked about the style of the meeting with SP as they can work better when around a table. SP advised we can look at holding the meeting in person.
  2. SS asked about sub-groups, WR responded and SCh will speak to SS outside of the meeting about the Community subgroup.
  3. SCh will circulate meeting dates and for open / member only meetings to be agreed.
  4. BBC asked whether open meetings require a prep meeting. WR suggested that SCh explore BBC being vice Chair of the Forum and if this occurs, a meeting between SCh, DM and BBC look at agenda items. All agreed.