

Fullers Slade Estate Renewal Forum

Wednesday 7th April 2020

6pm by Zoom

Attendees:

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| Councillor Carole Baume | | |
| Councillor Bianca Bendig-Ceesay | | |
| Councillor Simon Cherrill | | |
| Councillor Robert Gifford | | |
| Councillor Jennifer Wilson-Marklew | | |
| David Meadows | Resident | (interim Chair) |
| Donna Addington | Resident | |
| Maja Dunn | Resident | |
| Stewart Dunn | Resident | |
| Nathaniel Duodo | Resident | |
| Jill Dyer | Resident | |
| Helen Havens | Resident | |
| Elise Muncaster | Resident | |

Observers:

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| Councillor Roy Adams | |
| Councillor Paul Bartlett | |
| Eric Barr | Local Church representative |
| Phillip Gerrella | Independent Advisor RORE (Residents of Renewal Estates) |
| Joseph Hearnshaw | Prospective Councillor |
| Paul Randall | Galley Hill Residents Association member |
| David Tavener | Chair, Galley Hill Residents Association |

Officers:

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| Will Rysdale | Head of Housing Delivery |
| Jo Trueman | Service Delivery Unit Manager |
| Julia Bandy | Resident Engagement Team Leader |
| Sasha Childs | Community Engagement Officer |

| | | Actions |
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| 1. | Welcome and introductions | |
| 1.1 | David Meadows welcomed everyone to the meeting and carried out housekeeping. | |
| 1.2 | All attendees introduced themselves. | |
| 1.3 | Sasha Childs advised there has been a request to record this meeting by video and asked if there were any objections. There were no objections, therefore as Zoom host, Sasha Childs will record and take notes of the meeting. | |
| 1.4 | Will Rysdale informed the group that due to local elections on 6 th May 2021, Purdah is in place. Therefore Councillors will be unable to comment on matters however we are able to hold the meeting to ensure progress is made with the ERF. | |
| 1.5 | Will Rysdale added that the Chair and Vice Chair roles were elected on an interim basis at the previous ERF meeting. Faith Kalejaiye who had previously expressed an interest in the role of interim Vice Chair has since stepped down due to personal commitments. Barrie Wilde has also since stepped down from the role of interim Vice Chair for personal reasons. In order to ensure some continuity for tonight's meeting, the election of Chair and Vice Chair has been moved to the next ERF meeting. | |
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| 2. | Membership of ERF | |
| 2.1 | As Chair, David Meadows advised there are four resident places to fill on the Forum, so far Stewart Dunn has expressed an interest in filling one place. David invited any other interested residents to step forward, Helen Havens and Elise Muncaster also expressed an interest in standing. Elise advised if others who were more affected by the regeneration work wished to stand, she is happy to step aside for them. It was agreed that any resident of Fullers Slade can fill the resident positions on the ERF, as there are other elements to the estate renewal programme, not just the housing element. | |
| 2.2 | David asked that all residents speak for 1 ½ minutes to outline why they wish to be on the Forum and invited Stewart Dunn to speak first. Stewart advised that the timings were not adequate and that if they were enforced, he would not stand. Following a wider discussion, Stewart was invited to present his prepared speech and outlined his reasons for standing. | |
| 2.3 | A discussion was held around minutes of the ERF meetings and sharing them more widely around the estate. Sasha Childs | |

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| | <p>advised that new webpages are being worked on by Milton Keynes Council and minutes and other ERF information, as agreed by the ERF, can be included there. The ERF can discuss and agree how they wish to communicate with the wider Fullers Slade community, this includes sharing information from meetings and projects they are working on etc. Bianca Bendig-Ceesay advised she can add a link to ERF minutes on the Fullers Slade Resident's Association Facebook page.</p> | |
| 2.4 | <p>A wider discussion was held by the group around resident members on the ERF and a concern that not all interested residents may have been present due to a last-minute issue with the Zoom log in details. It was therefore agreed to ask residents to put their names forward in advance of the next ERF meeting and for resident members to be agreed at that meeting.</p> | |
| 2.5 | <p>With regards to stakeholder members on the ERF, Sasha Childs advised that The Rowans have two members of staff who are keen to be involved so can attend meetings between themselves. Sasha Childs also advised she is in contact with local education professionals, health practitioners and local businesses serving Fullers Slade to encourage attendance at ERF meetings and to ensure these stakeholder places are filled.</p> | |
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| 3. | Terms of Reference | |
| 3.1 | <p>Stewart Dunn advised that some residents have already provided some feedback, yet this wasn't incorporated into the draft Terms of Reference which was circulated to residents ahead of this meeting. Jo Trueman advised that the Terms of Reference are the Forum's and a number of individuals and groups, such as RORE have had input. The Forum will need to agree their Terms of Reference, based on community feedback and share them with Milton Keynes Council.</p> | |
| 3.2 | <p>Rob Gifford suggested a way forward may be to have a standard Terms of Reference across all ERF's with each ERF then having a Terms of Reference appendix which relates to them specifically. This would allow some consistency across ERF's. The appendix can cover themes such as frequency of meetings and items specific to that ERF.</p> | |
| 3.3 | <p>Stewart Dunn outlined that the ERF must be resident led and asked what the Terms of Reference are for. Will Rysdale responded, asking that Stewart works with MKC and that we need a starting point to move forward. As we cannot meet up in person currently, we are working to move forward in this format for now and we want to work together. Will Rysdale added that</p> | |

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| 3.4 | we don't have architects appointed as yet for Fullers Slade in response to a question from Stewart Dunn. | |
| 3.5 | Phillip Gerrella asked David Meadows if he could clarify some points as an observer, which David Meadows allowed. Firstly, RORE were provided with an original Terms of Reference, not the version provided for this meeting. Phillip added that he attends the Lakes ERF meetings as an observer and their Terms of Reference have had points added. The ERF can agree a generic Terms of Reference, with added items relevant to Fullers Slade. | |
| 3.6 | Jill Dyer thanked David Meadows for his work with the ERF, it is a struggle to get residents on board and to agree the Terms of Reference and we are trying to do a lot. Perhaps at the next meeting we could look at something different to protocols and people, e.g. a project the group can work on, then engagement from the community may increase as they will see progress being made. | |
| 3.7 | Helen Havens suggested that a lot of information has been sent out to residents, some residents have discarded the information as it is too complicated. Any information sent out needs to be easy-read. | |
| 3.8 | Stewart Dunn asked if we are approaching this back to front and whether Option 3 still viable? Stewart also asked why MKC must attend every meeting including sub-groups. Will Rysdale replied that we are still working to Option 3 and confirmed that Sasha Childs is the MKC officer who will be supporting the ERF and sub-groups; while she will attend all ERF meetings, she may not need to attend all sub-group meetings. | |
| 3.9 | Jill Dyer added she believes that at least one resident from the main ERF should be on each sub-group. | |
| 3.10 | Stewart Dunn believes that for one sub-group, a key element is to look at Option 3, ensuring we gather feedback and deliver on this. | |
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| 4. | Discussion on ERF Sub-Groups | |
| 4.1 | David Meadows introduced the agenda item and advised we need to think about sub-groups for this ERF and asked whether we need to gather wider community feedback on what the sub-groups should be? | |

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| 4.2 | <p>David Meadows added that Barrie Wilde (Fullers Slade resident) has carried out some work around how the sub-groups could work, covering broad subjects including:</p> <ul style="list-style-type: none"> - Health and wellbeing - Offsite assets (e.g. community safety) - Housing <p>Concerns regarding the viability of Option 3 will be covered by the housing sub-group.</p> | |
| 4.3 | <p>Stewart Dunn added that questions remain unanswered, e.g. around energy consumption and heat pumps etc. Will Rysdale answered that the relevant officers who presented on this matter at a Scrutiny Committee meeting can be asked to attend an ERF meeting to cover this subject.</p> | |
| 4.4 | <p>Will Rysdale added that we shouldn't run before we can walk, we can get answers to questions raised by the ERF and sub-groups.</p> | |
| 4.5 | <p>Following a group discussion, it was agreed to discuss sub-groups at the next ERF meeting.</p> | |
| 4.6 | <p>It was agreed we can get answers to questions already raised, disseminate this out and carry out some work to gather wider interest on sub-group priorities. Subgroups can then be set.</p> | |
| 4.7 | <p>Bianca Bendig-Ceesay suggested that if an item of particular interest is advertised as being discussed at the next ERF meeting, it could generate more interest and more residents attending the next meeting.</p> | |
| 4.8 | <p>Helen Havens added that any way we can get information into the community would be good, to inform residents of what is happening.</p> | |
| 4.9 | <p>Will Rysdale advised the group that MACE, an external body is supporting Milton Keynes Council to hold workshops on different estates, enabling groups to set a vision for their estate. David Meadows added it would be appreciated if we could look at MACE working with this group.</p> | |
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| 5. | Questions | |
| 5.1 | <p>David Meadows invited questions, requesting that they remain focused to the ERF.</p> | |
| 5.2 | <p>Maja Dunn highlighted that she has asked some questions which have been partially answered. These questions relate to MACE – what is happening with this organisation, do they have</p> | |

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| | <p>a contract and what do they do. Also, regarding Option 3, have any new designs or drawings been produced?</p> | |
| 5.3 | <p>Jill Dyer asked if there are any timeframes or timelines we are working to?</p> | |
| 5.4 | <p>Will Rysdale advised that MACE has no contract with Milton Keynes Council and there is no view to implement a building contract with them. There will be a procurement process for any construction work. There are no new drawings and no timelines in place at present.</p> | |
| 5.5 | <p>Will Rysdale advised that a Housing Board, made up of senior leadership officers, has been set up recently at Milton Keynes Council and he has submitted a report to them on the estate renewal programmes. Feedback is required from the Housing Board on this report, Will Rysdale will request this feedback to enable progress to be made for the ERF and teams at Milton Keynes Council.</p> | |
| 5.6 | <p>Stewart Dunn asked if one company will be awarded the contract to carry out all works on Fullers Slade? By the time building work starts we are likely to be in a period of austerity. Will Rysdale responded that we cannot say if there will be one or more companies with a contract to work on Fullers Slade at this time, a phased approach can be taken.</p> | |
| 5.7 | <p>Will Rysdale added that we can produce newsletters for Fullers Slade residents moving forward. Regarding a timeline for building works on Fullers Slade, work is now not anticipated to start in January 2022 as planning has not yet been submitted. We cannot commit to a timeline as yet, however the relevant Development Manager at Milton Keynes Council will attend relevant meetings in the future.</p> | |
| 5.8 | <p>Stewart Dunn asked if a demonstration house could be provided on the estate, it would be positive for residents. Also, information regarding relevant Milton Keynes Council staff would also be useful.</p> | |
| 5.9 | <p>Will Rysdale advised Sasha Childs is the main contact for Fullers Slade residents regarding the renewal and regeneration of Fullers Slade, any queries should go through her. At present, we cannot commit to a show house as we don't have the design specifications.</p> | |

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| 5.10 | Maja Dunn added that a refurbished property rather than a newbuild property would be helpful. Will Rysdale agreed, it is something we need to check with colleagues. | |
| 5.11 | Maja Dunn added that meeting minutes should be put on the Milton Keynes Council website. Sasha Childs advised that an updated webpage is being worked on at present. Once this has been completed, the ERF can agree what information they wish to put on the website. Stewart Dunn added that he has devised a website for the estate, he will not publish it without permission. | |
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| 6. | Agree Details of the Next Meeting | |
| 6.1 | A discussion was held on when the next meeting should be held. | |
| 6.2 | It was agreed to hold the meeting on Wednesday 12 th May 2021, starting at 6pm and being held on Zoom. | |
| 6.3 | An agenda will be available in advance of the meeting. | |
| 6.4 | Will Rysdale wished to note his thanks to Barrie Wilde for all his efforts to date for Fullers Slade. | |