

FULLERS SLADE RESIDENT STEERING GROUP MEETING

31st July 2019 - 6.30 TO 8.30PM
The Rowan Centre

ATTENDEES

Sylvia Airs SA (Chair)	Weavers Hill	Council Tenant
Heather Jones (HJ) Vice Chair	Moorfoot	Council Tenant
Teresa MacKenzie (TM)	Shepherds	Home Owner
Ivy Little (IL)	Bellwether	Home Owner
Benjamin Gilbert (BG)	Weavers Hill	Private Tenant
John Seymour (JS)	Shepherds	Council Tenant
Hannah Clarke (HC)	Moorfoot	HA Tenant
Anne Cryer Whitehead (ACW)	Moorfoot	Council Tenant
Krystle Cookson (KC)	Weavers Hill	Council Tenant

PPCR Pamela Kovachich (PK)

MKC Michael Kelleher (MK)
 Aniekan Umoran (AU)
 Debbie Murray (DM)

Apologies

Eve Caddy (EC)	Woolmans	Private Tenant
Terri-Ann Simm (T-AS)	Woolmans	Private Tenant

1.	<p>Introductions & Apologies</p> <p>Apologies – Eve and Terri Ann</p>	
2.	Agree to ToR and CoC	Agreed
3.	Minutes of last meeting - actions arising	
4.	<p>Regeneration sub-committee - Thursday 25th July</p> <p>Feedback from Michael Kelleher</p> <ul style="list-style-type: none"> • This meeting was one of the better ones to date with Serpentine RSG and Lakes Improvement group as well as FSRSG represented. • MKC is developing the New Regeneration Strategy with RORE – not Fullers Slade or Serpentine Court RSGs as this strategy does not impact FS or the Lakes. • SA's report gave a quick overview of what has been going on at FS. • The 4 Approaches to FS Regeneration were 	

presented and the MKC regeneration team are working tirelessly to bring together a lot of information and formalise the Council's offers.

- MKC are considering refurbishing an empty property to show what it could look like.
- MKC are developing the mix of properties so Gleeds - the cost consultants - and Savills can look at rent levels, sale prices etc. and value engineer the project by changing tenure and the number of properties for sale and private rental etc. to develop viable schemes - Approach 4 currently costs £250-300 million...
- The regeneration process takes time, Serpentine Court goes to planning this Autumn, 15-16 months after ballot.
- The Fullers Slade's proposals will go through many iterations with everyone involved along the way. For example, in approach 3, the blocks shown to be demolished may change from those shown on existing drawings. MK is confident that he will have the required information in time for the Cabinet meeting on October 1st. It was always going to take longer than Serpentine Court and MKC want to achieve a proposal that suits everyone.
- MK repeated that it's not going to necessarily be as shown now. He doesn't want mixed messages or misinformation. Communications have not always been consistent and Anieken wants to tighten this up. Need a single version of the truth.
- The Ballot will be in November, the Sub-committee meeting on September 12th and the Cabinet meeting on 1st October.
- Some key information may not be available until after the committee dates but will be available before the ballot.
- There will be more engagement and face to face contact going forward.
- BG - glad to hear that MKC will working with residents from within the red-line.

Question from Theresa MacKenzie

- TM attended sub-committee meeting but didn't manage to get a copy of the sub-committee report. Her main concern is her ability to leave her home to her children, will this be in the offer? She also needs to be clear how regeneration will

	<p>be affordable to homeowners and the range of options available to them and also the date of valuation and how the market value is calculated to avoid it being blighted. Homeowners need a generic valuation at the start to help them plan. MK these questions will be answered ASAP.</p> <p>Feedback from Sylvia Airs – RSG Chair</p> <ul style="list-style-type: none"> • SA came back from regen sub-committee meeting finally feeling that the RSG is the recognised group. It was the best committee meeting to date. • SA and other members of the RSG were present at the sub-committee meeting to which she presented: <ul style="list-style-type: none"> ○ The Chair’s Report ○ The Homeowners’ report and stories ○ The Resident Charter • Looking forward the RSG wants to focus on Council Tenants and Housing Association Tenants as these groups have not yet had an opportunity to presented their individual issues and stories. 	
5.	<p>SA is concerned that MK chose to speak to FSRA about the new approaches before speaking to the RSG or his team.</p> <ul style="list-style-type: none"> • MK explained that MKC need to listen to all views including FSRA and RORE. • MK received the invite to the FSRA meeting the Friday before the meeting and saw it as the best way to get the news out to the community fast. • At the meeting he recognised that there weren’t many residents from red-line and was concerned later that the FSRA didn’t report back to the wider community what he’d said. • SA is concerned that FSRA does not consult or keep records as the RSG does. She also pointed out that at the Coffee Hall RA meeting where the new Council strategy was presented, there were only 4 residents in the room. MKC committees need to know who the RAs are actually representing/ in contact with. • MK said that the RAs have a set of criteria in place to ensure that they are viable, provide access to their minutes, AGMs and finances – ie 	

	<p>their day to day activities - and if MKC are satisfied they give gold, silver and bronze ratings. RORE are independent but MKC are aware of individual motivations.</p> <ul style="list-style-type: none"> • AU suggested that there is a danger of RAs representing their own interests rather than wider community interests but they can be challenged if they are seen to be influencing the regeneration. 	
6.	<p>Introduction from Aniekan Umoren - Interim Head of Regeneration</p> <ul style="list-style-type: none"> • AU – has worked all over but needs to ensure that she understands the local FS community, what the drivers are and what’s important to them. She also needs to understand what the Council is seeking and what will help the negotiating process keep more open. • Needs to understand the finances and how long it will take to deliver regeneration. If there is a financial package available, there may be a need to generate more income. • Needs to understand how the estate fits into the wider community and how this impacts sales, she needs to understand the local factors. 	
7.	<p>Revised Terms of Reference</p> <ul style="list-style-type: none"> • The revised ToR adds to rather than changes the existing document. • AU stressed that MKC see the RSG as the group which represents residents in Fullers Slade and that ToR have been changed to make this absolutely clear. • The RSG supported the changes and the revised ToR will be presented for signing at the next meeting. 	
8.	<p>Details of the Fullers Slade Community Vote</p> <ul style="list-style-type: none"> • The details will be presented for agreement at the next meeting. 	
AOB	None	

Next meeting – Wednesday 28th August .