

FULLERS SLADE ESTATE

REGENERATION

Design Drop in at The Rowans Family Centre, Moorfoot, Fullers Slade

27th February 2019, 4-00pm to 8-00pm



Shepherd Epstein Hunter
Architecture Planning Landscape

Purpose of Event:

This was a "Drop-in Design Workshop". The aim of the event was to update residents on the regeneration in terms of:

- People and prosperity activities taking place
 - Possible approaches to the design of buildings and open spaces being considered
 - Feedback gained from residents through tenure specific workshops
 - Progress with the portacabin (regeneration hub) and artwork
- Feedback was gathered during the event to help to inform the options for ballot.

Who Was There:

- 87 attendees in total
- 76 from the Fullers Slade Regeneration area
- 5 from the wider Fullers Slade area
- 3 Fullers Slade business owners
- 3 others (Town Councillor's & MK Forum etc)

Feedback Gathered Through:

- Design feedback sheets
- Comment sheets

Summary of the Event:

- 76/453 Fullers Slade households

Summary so Far:

- 307/453 Fullers Slade households

Organisations Represented:

- Fullers Slade Residents Steering Group
- Milton Keynes Council
- Shepherd Epstein Hunter
- PPCR

MKC, PPCR and RSG members registered all visitors, explained the format of the event and guided visitors through a set of display boards. The boards were placed in two rooms: The first room was not design related, and included boards showing: key events; the regeneration process; people & prosperity activities; feedback from residents workshops; the residents charter; the portacabin (regeneration hub); RSG activities.

The second room was design related and included boards showing: 4 different approaches to the layout (these were similar to the last event but with models); One typical new and one typical existing house design, with models; One typical new and one typical existing flat design, with models; Travel and Transport; Proposed next steps for design. Architects from SEH were on hand in the second room to explain the information provided and to encourage attendees to complete comment sheets. A summary of the feedback gained is provided on the following sheets.



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APPROACH 1:

NO REDEVELOPMENT

- No change to existing buildings
- No new buildings
- MK Council maintenance programme to council owned homes continues
- No investment from private sector
- Minimal disruption



Summary of opinions given on this approach:

Residents from Fullers Slade Regeneration Area

Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
54%	10%	37%
100%	0%	0%
100%	0%	0%

TYPICAL RESIDENTS COMMENTS:

What do you like about this approach?

- I can keep my home
- No disruption or stress of moving to new house and no longer owning it
- Insulation issue is not a concern. We are used to it.
- Happy with Fullers as it is. Just needs a bit doing.
- I have spent 2 years doing my front garden. Just needs a good tidy up.

What do you dislike about this approach?

- Not acceptable to do nothing! Homes are in a terrible state, the estate is run down. Why spend so much on maintenance when this is just a sticking plaster approach.
- It would make the street look like a patchwork
- Something has to be done
- Not much faith in council to maintain
- Houses are falling apart!
- Don't really like the layout - pull it down.
- Something needs to change. Community deserves better.

How would you improve this approach?

- There could be more benches and bins
- Improved security on the estate

Any other comments?

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APPROACH 2:

REFURBISHMENT & INFILL DEVELOPMENT

- Maintenance programme on council properties
- Refurbishment of MK Council owned homes
- Tenants would need to move out when this work is done
- No demolition
- Some infill development



Summary of opinions given on this approach:

Residents from Fullers Slade Regeneration Area

Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
66%	11%	22%
0%	0%	100%
50%	0%	50%

TYPICAL RESIDENTS COMMENTS:

What do you like about this approach?

- Again ok as I get to stay in my home. But depends on where the infill happens.
- Using green areas without too much overcrowding of homes.
- Like if refurb is quicker than first approach.
- Refurbishment of existing 278 MKC homes is relatively easy but requires additional funding to 2020 standards. New infill (up to 300 dwellings) can tap into existing services & infrastructure. Scheme is "green & sustainable".

What do you dislike about this approach?

- Looks spacious but in reality it is not. It would mean losing green space. Worried that the close proximity of new will impact existing house prices.
- Affects the social network - new people with old houses kept. Unfair for existing residents. Would look odd.
- It would de-value our property and would not be cost-effective to refurb partially.
- More problems with parking.
- Cannot do just a few. All needed.
- Patchwork effect. Divisive to community.
- It will look strange - pull it down.
- Will not enhance the area socially, economically or design-wise.

How would you improve this approach?

- Since the council owned properties are refurbished, does the outside work get done on homeowner houses and at what cost?

Any other comments?

- Messy, but doesn't really bother us.
- The council should decide this - there shouldn't be a ballot.

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APPROACH 3:

PARTIAL REDEVELOPMENT

- Some existing homes would be retained, some would be demolished and new homes would be built
- Refurbishment of MK Council owned homes
- Rowans Centre retained or possibly new community facilities
- Some investment in amenities & open spaces.
- Some disruption where demolition and/or new build occurs



Summary of opinions given on this approach:

Residents from Fullers Slade Regeneration Area

Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
71%	21%	8%
0%	0%	100%
50%	25%	25%

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TYPICAL RESIDENTS COMMENTS:

What do you like about this approach?

- OK if I am keeping my house.
- The streets /houses left are not mine.
- OK for us because our houses are replaced.
- Like it if ours is kept.
- Makes Rowans more central & visible.

What do you dislike about this approach?

- Not keen on layout. Doesn't look open. Everyone sealed off from one another.
- Don't like how cramped it is.
- Shearmans is still there. I want a new house.
- Too overcrowded, not enough space for people, recipe for disaster of people living too close to each other.
- Do not want to be in slum part of estate (Moorfoot)
- Just cant see how it will work as an option. Not fair for some to be kept.
- Old and new will not look good. It will look odd.
- It would de-value our existing property.
- Patchwork effect. New houses would create a divided community.
- It will look strange - pull it down.
- We are not homeowners so don't see the point of this.
- Will not make much change to the park.

How would you improve this approach?

- The rows of houses seem long. If we want to get bins from the back to the front could be a long way round.
- Can there be a vote on what is kept, street by street?
- Rowans needs more parking & bigger nursery.

Any other comments?

- Are houses kept for homeowners or Council?
- Should be all or nothing.
- Depends on what happens with private being left in old houses.
- Where are shops?
- No connection to Hilltop. Is this segregation?

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REGENERATION

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APPROACH 4:

FULL REDEVELOPMENT

- All existing homes would be demolished and replaced with new homes
- Further new homes are provided
- New shops and community centre provided
- More lengthy and disruptive than other options



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Residents from Fullers Slade Regeneration Area

Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
22%	15%	63%
50%	0%	50%
33%	0%	67%

FULLERS SLADE ESTATE
REGENERATION

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Slade

27th February 2019, 4-00pm to 8-00pm



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TYPICAL RESIDENTS COMMENTS:

What do you like about this approach?

- I would like a new home.
- New fresh start
- Like the layout. Area coming up.
- I like everything.
- The traffic will need to slow down.
- There are still places for kids to play and roads are safe.
- A whole new look, whole new image, a whole new reputation.
- Brilliant layout. Love how the park is away from the road.
- The community centre is in an ideal location.

How would you improve this approach?

- I like this approach but am worried about the offers that I could get as a homeowner, especially the passing down to children if I die before paid for and the shared equity.
- We need to know what the council will pay for the existing and how much is a new home. Don't want shared equity.
- I want to keep my existing furniture & pond.
- Lighting & security
- Doctors surgery on site.
- Want a nice park and play area for kids.
- What will the access to the back garden be?
- I would turn the park to face Millers Way.

What do you dislike about this approach?

- I want to keep my home.
- Looks expensive. Water, gas, electricity. Project will cost a lot.
- Do not like the road layout.
- Not keen on the circle shape. Keep straight streets.
- All the disruption. I don't want to own only half of my home. I own all of my home now.
- Concerned about flats looking over private rear gardens.
- Awful - don't want to live in the circle. Better homes than Hilltop. It will upset & divide.

Any other comments?

- Council tenants like, private tenants don't - unsure about security.
- I want regeneration but how much money will be offered for homeowners?
- I am not in favour of full redevelopment but appreciate the thought that has gone into this is in giving people space.
- As a private tenant I am concerned about what will happen to us. Apart from that, it would be nice to have a new tidier estate with the same friendly community. How would it work? We discussed phased development.

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REGENERATION

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EXISTING 3 BED 5 PERSON HOUSE:



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Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
41%	9%	50%
50%	0%	50%
50%	50%	0%

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TYPICAL RESIDENTS COMMENTS:

What do you like about this design?

- Feeling of space. Plenty of storage area on landings.
- Like length of living room.
- Never had problems with my roof (although others have)
- Its my home and has been for 20 years!
- I like the size of the rooms especially the lounge & kitchen as I have removed downstairs toilet.
- I like my house backing onto a field.
- Refurbishment could provide triple glazing on both sides. Change ceiling profile to allow addition of insulation.

How would you improve this design?

- If refurbished the outside and roofs should be done with kitchens and bathrooms inside.
- Better insulation. New kitchen.
- New roofs. If all garden fences & walls are the same it would really make a difference. New carport & roofs. New windows & doors. New heating.
- I'm a homeowner - there is nothing to improve.
- Need to see a 2 bed house model.
- Currently have a 3 bed, would like a 4 bed.
- Would like separate living.

What do you dislike about this design?

- Acoustics are bad, squeaky floorboards, not enough storage.
- Mould problems.
- I dislike the outside appearance and the size of the garden is too small. Roof is horrible and is breaking up.
- Little bedroom is too small. I don't like 3 storey.
- Tree roots make ground uneven and access difficult. Looks run down.
- Unmanageable floor layout, seriously leaking, not fit for purpose.
- Concern about fire spreading
- The houses are too big to heat.
- Too many stairs - no wheelchair access.
- Looks dated - not attractive.

Any other comments?

- Would be interested in refurb if council offered a discount.
- It would be good for the architects to visit a few existing houses.
- I don't know whether or not to do work because this process is dragging on.
- What will happen to homeowners properties if refurbished. Would we be entitled to a discount on new roofs / fences etc.
- Concerned about damage to garden during refurb.

FULLERS SLADE ESTATE

REGENERATION

Design Drop in at The Rowans Family Centre, Moorfoot, Fullers Slade

27th February 2019, 4-00pm to 8-00pm



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NEW 3 BED 5 PERSON HOUSE:



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Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
5%	19%	76%
0%	100%	0%
0%	50%	50%

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REGENERATION

Design Drop in at The Rowans Family Centre, Moorfoot, Fullers Slade

27th February 2019, 4-00pm to 8-00pm



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Architecture Planning Landscape

TYPICAL RESIDENTS COMMENTS:

What do you like about this design?

- Layout is OK. Looks more like a house than the existing.
- Like the entrance at the back. Monkstone Park is like this.
- Kitchen dining at back with patio doors is good. Living room at front OK.
- Happy with less floors. Wheelchair lift access.
- Nice not to enter through the kitchen.
- Like drive - better wider.
- Happy not to lose any square footage. Like open plan style & kitchen onto back garden. Enough frontage for 2 cars.
- House looks good size & layout. Driveway better with cars side by side.
- I like the kitchen at the front of the house. I like the parking.
- 2 floors make more sense than 3.
- Kitchen dining together is better.

What do you dislike about this design?

- No car cover. Would have to de-ice the car.
- Furniture might not fit.
- Small living room - worrying.
- I would prefer kitchen at the front and large living dining together at the back as existing.
- Rooms seem to be an awkward shape, although they are the same area. Will my king size bed fit?
- Loss of landing space for storage (as existing)
- Concerned if I cannot re-use our furniture. Due to alzheimers it is important for me to keep some things constant. I would like to re-use my existing kitchen which is very good quality. If living and dining were together at the back this would be better.
- Stairs right by front door. Want kitchen at front.

How would you improve this design?

- I would prefer kitchen at the front
- Lounge is in the wrong place and should be at the back and kitchen at the front. On the board I only like the last two pictures of houses - the white ones - and the kitchen needs to be bigger than where the lounge is on the model.
- I like a mixture of houses with different materials.

Any other comments?

- I want separate access to back garden - this is very important to me.
- Who will be living next door? This is a big issue.
- The garden needs to be as big as it is now.
- I want flexibility to build an extension.
- Compulsory purchase - who would be liable for stamp duty etc? How are homeowners independent valuations treated?

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REGENERATION

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EXISTING 2 BED 3 PERSON FLAT:



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Residents from Fullers Slade Regeneration Area

Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
34%	50%	17%
N/A	N/A	N/A
50%	50%	0%

TYPICAL RESIDENTS COMMENTS:

What do you like about this design?

- I like the area, but not the flat. Family live nearby. Like the school.
- I like the garden at the ground floor.
- I like the layout of the flat.

How would you improve this design?

- No suggestions given.

What do you dislike about this design?

- It is very run down and extremely damaged. I don't have money to do up and cant afford to move somewhere else.
- Damp & condensation. Not built to last. Looks terrible.
- Needs something doing. Do not like layout.
- I have a tree and would like to take it out.

Any other comments?

- The bath is an issue for me but I cant put in a shower because it is upstairs.

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REGENERATION

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NEW 2 BED 4 PERSON FLAT:



Summary of opinions given on this design:

Residents from Fullers Slade Regeneration Area

Residents from wider Fullers Slade Area

Other visitors /stakeholders

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
9%	37%	54%
N/A	N/A	N/A
0%	100%	0%

FULLERS SLADE ESTATE

REGENERATION

Design Drop in at The Rowans Family Centre, Moorfoot, Fullers Slade

27th February 2019, 4-00pm to 8-00pm



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TYPICAL RESIDENTS COMMENTS:

What do you like about this design?

- More spacious - 2 double bedrooms.
- I like the 1st, 3rd & 4th picture.
- I like the look. I love the idea of a balcony but a garden would be great.
- Looks amazing.
- The new design looks better than the existing.

How would you improve this design?

- Would like a shower room.

What do you dislike about this design?

- I don't like the 2nd picture.
- Too many of us to fit.
- I don't want to move into a flat.

Any other comments?

- Concerned that we may not get this as we are a private tenant.
- Will ground floor flats retain the garden?
- Is being on the ground floor a security issue?
- I need 2 spaces for parking, if only 1 that would be an issue.
- Will they do 3 bed flats?
- Will the private homes have the same standard as social?
- We will still need 1 bed flats. Will these be provided?
- How wide is the path to the back?
- Its too soon to determine a design.
- Do people use balconies?
- I would like to be reassured that it will look attractive overall. Needs to look nice en masse.

FULLERS SLADE ESTATE

REGENERATION

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Other comments

Not all comments received related directly to the design options. This is a selection of other comments given by residents:

- I am a private tenant. I came to view the possible options, but couldn't make a fair judgement due to the current offer on the table regarding private tenants.
- During the regeneration there should be a doctors' surgery, chemist and shops. Private tenants and Housing Association tenants should be offered council housing.
- More needs to be done for private tenants. They need the same rights as everyone else. Not voting until they have the same rights.
- I like the new design. I think everyone on the estate should be given/sold a new property as everyone is part of the community. We also need a doctors, shops and chemist on the estate. The event was very informative.
- Great help tonight. Nice greeting from everyone. Great work all & great support.
- I really like approach 4. We like the layout. We think the houses are tired now. We don't like approach 2 & 3 as it has old and new houses together and I think it wouldn't look right.
- I am a private tenant and have lived on the same street for over 20 years. I am really worried about what will happen as my mum lives in the same street and needs me. I also have fibromyalgia, ostioarthritis & the stress & worry is making my life harder. I would be devastated if I had to leave my house & street as it has been all I've known for over 20 years.
- I am a council tenant and live with my mum. I have a 3 year old son and a baby on the way. My mum is 70 years old and needs our support but as I'm having another baby my mum may not cope so we are unsure if there would be an option to have separate houses.
- I love approach 4. Is there an option to move to another new build within Milton Keynes and another borough?
- I think all houses / flats need knocking down & rebuilt but no one in my house will vote unless everyone including private tenants are guaranteed a decent house.
- MKC must give adequate information to all tenures - council tenants, homeowners, private tenants - about what each option would entail. What would be refurbished? Who would it apply to? Models are good to show whats on offer. Everyone should get new houses.
- Would be great to see models of the 2 bed properties.
- Don't like the road on the new design, would cause too much traffic; flats would be better 3 storey maximum; parking allocation is needed for flats.
- Great display of information. Every tenant should be entitled to a house, regardless of tenure.
- I have a house. I don't want a flat.
- Please provide a link to the boards (several requests)
- Slight concern over new roads with regard to access to emergency services etc. Like moving road away from park area.
- Worrying about speeds on roads. HMO's are a big issue. Private ownership could

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REGENERATION

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cause more cars. Sell house, 3 bed house, rents 3 rooms out. Possible 2 cars
per room. Car parking space only provided for 2. Where is the extra car space?

- Lists of repairs that need doing to individual homes and surroundings (several
residents provided this).