

Fullers Slade Regeneration Options

Further information

8 November 2019



MK

milton keynes council

Following recent feedback from residents, we have created this document to provide further information included in the information packs that were sent to all homes in October. The aim of this document is to provide additional information and clarification before the regeneration ballot on 29th and 30th November.

Rent for refurbished homes

The following table is in the information packs and shows the rent that will be charged for refurbished homes in Fullers Slade in Options 2 and 3.

It is important to note that if you are a council tenant living in Fullers Slade and your home is refurbished and you return to your home, your rent will be the same and only rise in line with national policy. It will not be set at the target rent shown below.

Target Rent

The rent below is the target rent. Any existing Fullers Slade tenant moving to a new home because their existing home is being demolished will pay target rent.

Home type	Estimated rent per week
1 bed flat	£96.86
2 bed flat	£106.27
3 bed house	£123.21
4 bed house	£132.62
5 bed house	£175.00

Affordable Rent

*Any existing tenant moving to a new home by choice will pay a truly affordable rent.

New homes for council tenants

In Option 3, the number of new council homes built has not been finalised. The new council homes will be available to existing Fullers Slade council tenants but we cannot guarantee that all council tenants who want to will be able to get a new council home in Fullers Slade.

The allocation of these homes will be part of the Local Lettings Policy, which will be written with residents after the ballot. Council tenants will be prioritised based on circumstances such as health and disability, overcrowding and those needing to downsize.

Energy Bills

The refurbished and new homes will be much more energy efficient than your current homes. We have calculated an **estimated** improvement on the energy bills.

We hope this reassures you that you could make savings with your energy bills.

The energy efficiency of a home is graded using an Energy Performance Certificate (EPC). Homes are assessed and graded from A 'very energy efficient' to G 'not very energy efficient'. From our assessment, many homes in Fullers Slade are E.

Refurbished homes

The Estimated EPC for the refurbished homes is C or above.

The table below shows the estimated % savings on energy bills for different home types that have been refurbished and therefore changed from an E to a C rating.

Home type	Estimated Energy Bills Savings*
1 bed flat	29%
3 bed house	35%
4 bed house	33%

*(Provisional) based on Government Approved Software

New Homes

The Estimated EPC for the new homes is B+.

The estimated % savings on energy bills for new homes that have changed from an E to a B+ rating is 64% for all home types. This means in the new homes, you will pay an estimated 75% less than you currently pay for your energy.

Solar Panels

In addition to the estimated energy bills savings, there is a potential savings for residents as part of the FIT (Feed-in Tariff) scheme. This is a national scheme that provides payments to residents for the electricity generated from their solar panels.

All refurbished and new homes will have solar panels. The estimated saving to residents is between £350-£420 per year.

Compensation

If Option 3 is chosen and your home is demolished, you will be entitled to Home Loss and Disturbance compensation.

Residents who need to move out of their homes whilst the refurbishment work happens will be able to claim disturbance compensation.

Disturbance Compensation

All residents are able to claim for this. This is to cover items such as removal expenses, disconnection and reconnection charges, redirection of mail and the purchase and fitting of new curtains and carpets. Disturbance payments can be claimed for each move made by residents. For exceptional items, this will be assessed on a case by case basis.

Following the ballot, MKC will work with residents to agree a detailed disturbance compensation policy.

Compensation for authorised improvements you have made to your property - Council Tenants only

In addition to the above payments, council tenants may be able to claim the cost of authorised improvements they have made to their home. This is a statutory payment outlined in government legislation Section 99 A&B Housing Act 1985. In order to qualify, eligible improvements must have been started on or after 1st April 1994.

Welfare advice

We recognise changes in your rent and bills has a big impact on residents. As well as the information in this document, you can speak to one of our MKC Welfare Officers, who will be available at each of the drop ins in the Rowans centre before the ballot to provide you with advice and support. If you are concerned at all about your rent and would like to discuss your benefits with our team please do come along and speak to us at the drop ins.

Refurbishment costs for homeowners

In Options 2 and 3, council homes will all be refurbished.

For freeholders and leaseholders there is a range of options for refurbishment that you will be able to buy in to.

We are considering what advice and support we can offer homeowners to help afford the cost of works

Costs breakdown per home type

The costs below are estimates, current as of October 2019. The costs include the material & labour and are laid out in a menu for homeowners to select what they would like.

For all homes, carports, bin stores, paving and walls at the front of homes will be replaced. This will be paid for by Milton Keynes Council.

Costs for one and two bedroom flats (Estimated costs correct at date of document)

Item	Estimated Cost One Bed Flat	Estimated Cost Two Bed Flat
Roof including rainwater goods, and tiles	£7,500*	£8,400*
External Cladding Front and Back including Triple Glazed Windows	£17,200*	£20,400*
Insulation to internal Ceiling Voids & Soffits	£3,500	£3,900
Acoustic Walls	£2,300	£1,800
External Doors	£1,000	£1,000
New Kitchen	£5,000	£5,000
New Bathroom	£3,500	£3,500
Replace Boiler & Heating with Renewables	£10,000	£10,000
Rewire	£3,000	£4,000
Electric Vehicle Charging Point	£3,500	£3,500
New Boundary Fencing & Walls	£5,500	£5,500
Replacement Patio	£3,500	£3,500
Total	£65,500	£70,500

***Leaseholders will be asked to pay for the external cladding and windows as a minimum subject to Section 20 Consultation.**

**Costs for two, three and four bedroom houses
(Estimated costs correct at date of document)**

Item	Estimated Cost Two Bed House	Estimated Cost Three Bed House	Estimated Cost Four Bed House
Roof including rainwater goods, and tiles	£12,000	£4,000	£6,500
External Cladding Front and Back including Triple Glazed Windows	£24,500	£30,000	£34,000
Insulation to internal Ceiling Voids & Soffits	£4,100	£3,200	£4,000
Acoustic Walls	£4,800	£6,000	£11,000
External Doors	£1,000	£2,000	£2,000
Internal Doors	£0.00	£10,000	£12,000
New Kitchen	£5,000	£5,000	£5,000
New Bathroom	£3,500	£3,500	£3,500
Replace Boiler & Heating with Renewables	£10,000	£10,000	£10,000
Rewire	£4,000	£4,500	£7,500
Electric Vehicle Charging Point	£3,500	£3,500	£3,500
New Boundary Fencing & Walls	£5,500	£5,500	£5,500
Replacement Patio	£3,500	£3,500	£3,500
Total	£81,400	£90,700	£108,000

