

Fullers Slade Regeneration Options



milton keynes council



Option One

No redevelopment, no refurbishment and no estate improvements

This option means no new homes and no demolition – the Council will continue with its planned maintenance works.

- No new homes or demolition
- Existing homes would continue to receive planned maintenance works when required
- Current repairs service for council homes continues

If Option One is residents' preference, then regeneration will not go ahead. Fullers Slade residents will have the same rights as any resident in Milton Keynes.

MKC will meet its obligations as a landlord to repair as part of its investment programme, but additional improvement works are unlikely.

Community facilities

There will be no improvement to the green space and community facilities within this option. The park, shops and Rowans Centre will remain as they are, with no additional community space.



Option Two

Refurbishment and new homes

Option Two is minimised change to the estate – and no demolition of homes. We'll build 192 new homes on existing green space, but won't make any landscape or community facility improvements.

- No demolition of existing homes
- Refurbishment of all existing council homes
- Option of refurbishment of existing freehold homes
- 192 additional homes, 30% of which will be affordable
- Slade Lane is retained in its current form
- Rowans Centre is retained in same location
- Existing shops retained

Option Two will take four to five years to be completed, following submission of a planning application in 2020.

Refurbishment

Option Two includes a comprehensive programme of refurbishment for all council homes to the same standard as the refurbishment in Option Three (on pages 11-13).



New homes

Option Two will include 192 new homes (a mixture of two bedroom flats and three bedroom houses), bringing the total number of homes in Fullers Slade to 645.

Of the new homes, 142 of them will be for private sale and 50 of them will be affordable, to be rented by residents of housing associations or private landlords, with the rent capped at LHA.



Parking

Parking will be created for the 192 new homes. Following MKC's parking policy, there will be approximately 140 new unallocated parking spaces for the new flats (with 60 for visitors) and approximately 155 new unallocated parking spaces (with 31 for visitors) for the new houses.

No additional parking improvements will be made across the estate.



Community facilities

There will be no improvement to the green space and community facilities within this option. The park, shops and Rowans Centre will remain as they are, with no additional community space.



Option Two



PLAN KEY

- Landscape Buffer/
Natural Area
- Park space,
Pocket Parks,
Private Gardens
- New Buildings
- Existing Buildings
- Existing
Community
Buildings
- Existing Shops
- New Roads
- Redway Cycle
Route

Option Three

Refurbishment, new homes and estate improvements

Option Three will provide a new community hub with shops, community facilities and an extension to the Spider Park. The road layout will be changed and 92 homes will be demolished. There'll be 369 additional homes built, 20% of which will be affordable.

- Demolition of 92 existing homes
- 369 new homes
- Refurbishment of all existing council homes
- Option of refurbishment of existing freehold homes
- Spider Park extended and enhanced

Option Three will take between six and seven years to be completed, following the submission of a planning application in 2020.

Refurbishment

Option Three will deliver a comprehensive programme of refurbishment for all council homes. Details of what will be included in the refurbishment programme are on pages 11-13.



Option Three

Refurbishment, new homes and estate improvements

New homes

Option Three will include building new council homes. Some council tenants will be offered a new home. If you're a council tenant and you choose to move in to a new home, please note:

- You'll not receive Home Loss or disturbance compensation
- Rent will be charged at affordable rent, capped at LHA, which means housing benefit will cover your rent
- Fullers Slade council tenants will be prioritised for the new homes in line with a Local Lettings Policy, but Option Three doesn't guarantee a new home

The number of new council homes has not been finalised, which is why we cannot guarantee all council tenants a new home. Those wishing to move to a new council home will be assessed on a case by case basis to determine priority.

Option Three includes building 369 new homes. The new homes will be a mixture of two bedroom flats and three and four bedroom houses – 256 of the new houses will be for private sale, 55 of them will be affordable homes, to be rented by residents of housing associations or private landlords, with the rent capped at LHA and 58 will be MKC homes. These numbers are not finalised and the mix of homes may change.

Option Three

Refurbishment, new homes and estate improvements

Parking

Parking will be created for the new 369 homes. Following MKC's parking policy, there will be approximately 200 new unallocated parking spaces for each new flat (with 86 for visitors) and 545 new unallocated parking spaces for each new house (with 109 for visitors).



Estate improvements

Estate improvements have been designed using residents comments, in order to maximise the impact, with minimal demolition. In this option there will be several estate improvements:

- Link the existing shops with a central park area
- Increase the amount of green space that is overlooked by front doors, to improve passive surveillance of these areas
- Provide a new, central community hub, near to the shops
- Improving road and cycle routes and improving green spaces



Option Three





Rent and bills

We want to limit the financial impact of regeneration on residents, so MKC will offer reduced rent for new and refurbished homes – proposed rental fees are below. Please note these are subject to change.

Home type	Estimated weekly rent
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

*Rent for **refurbished homes** will be set at target rent.*

*Rent for **new homes** will be set at Affordable Homes level, capped at Local Housing Allowance.*

Home type	Estimated weekly rent
2 bed flat	£165.47
3 bed house	£196.65
4 bed house	£251.58

Your rent covers MKC's management and maintenance responsibilities, but it doesn't pay for your service charge, energy bills or Council Tax.



Rent and bills

Energy

Decisions over the supply of energy on the estate will be made through consultation with residents and the Resident Steering Group, using advice from professional energy consultants. These decisions have not yet been made, but MKC will work to find a solution that is the most affordable for residents.



We are guided by Plan MK to ensure homes comply to 19% renewable technologies and a 20% improvement for energy efficiency compared to the current building regulations.

Council Tax

Council tax is assessed on the size, location and value of a home. If a 3 bed home on Fullers Slade is replaced with another 3 bed home, the council tax band may change as the value of the property may increase.



Housing Benefit

Your new home will not affect your ability to claim housing benefit. Housing benefit applications will still be made to the Council – and we'll make payments to those who qualify.



Refurbishment

Option Two and Option Three include a comprehensive programme of refurbishment for all council homes, which will address existing issues.

Internal refurbishment breakdown

New kitchen and bathroom

Insulation added to ceilings

Stud walls added to party walls to reduce noise

Replace internal doors

Add air sourced heat pump system or solar panels

Electrical rewire

External refurbishment breakdown

Replace roof, including tiles, felt & batten

Replace tile & timber cladding with insulation & render

New double glazed windows

Replace external doors

Add electric car charging unit

Replace fencing

Replace car ports/bins stores/gates/driveways/walls

Replace Patio, including drainage to rear



Refurbishment

Council tenants

If you're a council tenant and your home is refurbished, the following will apply:

- You'll need to move out of your home temporarily - MKC will cover the costs of moving
- MKC will support families with special needs
- MKC will assess residents who require adaptations before work starts so they can be fitted during the refurbishment works



Temporary move

You'll need to move out of your home to allow for the full refurbishment works to take place, which could take up to six weeks. The works will be planned to cause minimum disruption.

- All temporary homes will be in Fullers Slade
- You will not be required to remove all furniture and belongings from your home. Where you will need to move some things, we will provide and pay for storage.
- Unless you are moving to a new home, you will return to your existing home once it has been refurbished.
- A storage and removals policy will be agreed with residents.



Refurbishment

Leaseholders and freeholders

If you are a leaseholder there will be a minimum requirement for refurbishment that you will be charged for in accordance with your lease. You will be able to select the extent of any additional refurbishment to your home, for which you will again be charged for in accordance with your lease.

If you are a freeholder, you will be able to select the extent of refurbishment to your home, for which you will be charged at cost price only.

Depending on the work you choose, you may need to move out of your home while the work is carried out. We will keep the period you are in temporary accommodation to a minimum.

If you have to move home temporarily or permanently, you will be responsible for covering this cost.

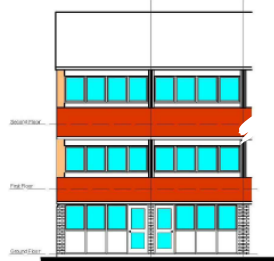




Refurbishment – external



Front Elevation



Rear Elevation



Homes that are refurbished will have new external doors, windows and cladding, as shown here. There will also be work done to the fronts and back of homes. These images show what a typical street may look like after being refurbished. This work includes replacing car ports, bins stores, gates, driveways, walls and patios.



New home design

MKC has worked with residents to design what the new homes should look like. All new homes will be designed and built to the Lifetime Homes Standard, which will ensure each home is suitable for a lifetime (wheelchair accessibility, for example).

The ground floor is flexible, and can accommodate either a kitchen or living room facing the main street, according to preference.

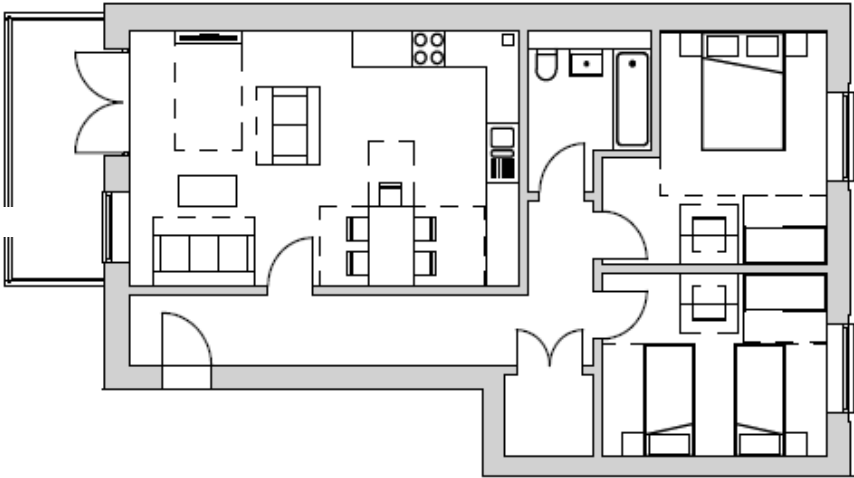
Residents have asked about wheelchair access. Doors are all wide enough for wheelchairs and there is an option to put in a through floor lift. The entrance doors are level so that wheelchairs can get in easily.





New home design – two bed flat

Here's what a new two bedroom flat will look like.



The new flats would all have access to outside space either as a private garden (on the ground floor), or as a balcony (on upper floors)

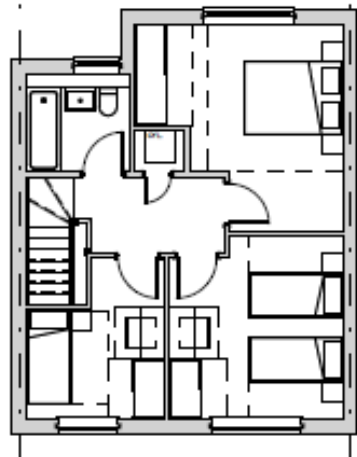


New home design – three bed house

Here's what a new three bedroom house might look like.



***Please note:** these are just illustrations to show an example of the size and layout. The final designs may look different.*





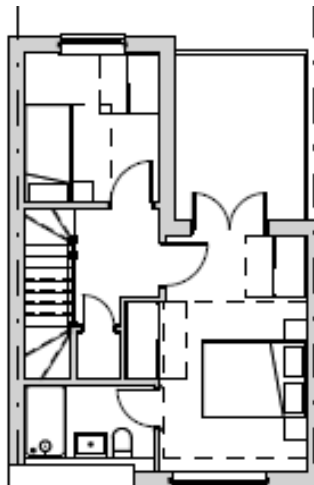
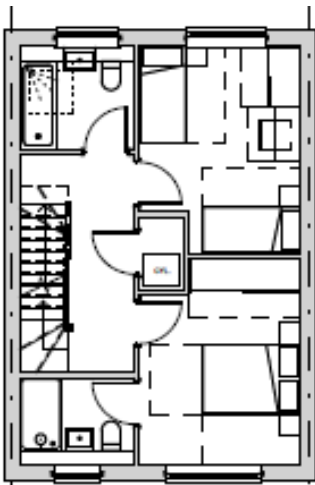
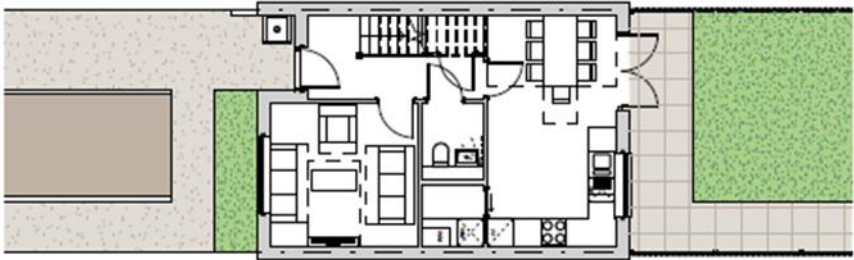
New home design – four bed house

Here's what a new four bed house might look like.

Plot Plan



GF Plan



Please note: these are just illustrations to show an example of the size and layout. The final designs may look different.



Home loss and disturbance payments

If Option 3 is chosen and your home is demolished, you will be entitled to compensation. **This section outlines the details of this, for those whose homes are demolished only.**

A Home Loss payment is made to residents whose homes are demolished due to Milton Keynes Council's plan for regeneration. It is a compensation payment that recognises the inconvenience of having to move.

All residents that have lived in their property for more than 12 months are entitled to a Home Loss payment.

You should note that if there are any arrears of rent remaining on your account at the end of your tenancy these will be recovered from the Home Loss payment and you will be paid the balance.



Home loss and disturbance payments

The information below summarises the payments and compensation for those people's homes that could be demolished in Option 3:

Council tenant

- £6,300 home loss payment plus disturbance payment

Resident leaseholders

- 10% above market value
- 10% home loss payment at a minimum of £6,300 and maximum of £63,000 plus disturbance compensation

Freeholder

- Full market value and 10% home loss payment at a minimum of £6,300 and maximum of £63,000 plus disturbance payment

Private tenant

- Home loss and disturbance payment if property has been occupied longer than one year

Non-resident freeholders and leaseholders

- Full market value and legal costs
- 7.5% basic loss payment at a minimum of £7,500 and maximum of £75,000

These will be in line with existing national regulations.



Home loss and disturbance payments

Disturbance compensation

Residents will be eligible to claim for reasonable costs associated with their move. 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.

Compensation for your personal home improvements

Residents may also be able to claim cost of improvements they have made to their home. This is a statutory payment outlined in government legislation Section 99 A&B Housing Act 1985. To qualify, eligible improvements must have been started on or after 1 April 1994.

Quality assurance

All works will be carried out to high standards and residents will be included in the design process.