

## FULLERS SLADE ESTATE REGENERATION

Design Drop in at The Rowans Family Centre, Moorfoot, Fullers Slade  
Wednesday 10<sup>th</sup> July 2019, 5-00pm to 8-00pm  
Saturday 13<sup>th</sup> July 2019, 12-00pm to 3-00pm



Shepherd Epstein Hunter  
Architecture Planning Landscape

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### Purpose of Event:

This was a “Drop-in Design Event”. 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
- Outline details of the financial viability assessment and the forthcoming cabinet sub-committee
- Outline details of the next steps leading towards the forthcoming resident ballot.

### Who Was There:

- 94 attendees in total
- 74 from the Fullers Slade Regeneration area
- 4 from the wider Fullers Slade area
- 0 Fullers Slade business owners
- 16 others (Town Councillor’s & MK Forum etc)

### Feedback Gathered Through:

- Comment sheets
- RSG “unofficial” resident survey

### Summary of the Event:

- 51/453 Fullers Slade households

### Organisations Represented:

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

### Summary so Far:

- 335/453 Fullers Slade households
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MKC, PPCR and RSG members registered all visitors and explained the format of the event. In the main room SEH were also on hand to guide visitors through two sets of 4 display boards. Each display board showed one of the 4 different approaches to the layout. The approaches were similar to the approaches shown in February 19, which were in turn based on those shown in November 18. The key difference in this event was the work that had been done since February 19 on the affordability of the approaches by MKC and property professionals, Savills. This work has resulted in changes to Approaches 3 & 4 to help with viability. A summary of Savills assessment was given on each of the boards and it was stressed that all layouts are indicative at the moment.

Feedback was gathered by SEH through comment sheets as at previous events. Since the approaches were quite similar to what had been seen before, some residents felt that they had already made their feelings known and chose not to leave comments this time. An “unofficial” survey of attendees preferences was also carried out by the RSG. Although both the comment sheets and the RSG survey give a broad indication of views, many residents felt that they needed more information to help them to decide which approach they would prefer. This view is also expressed in the comments left by residents. A summary of the comment sheet preferences is given with each approach and the RSG survey results are given at the end of the report.



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**APPROACH 1:  
 NO REDEVELOPMENT**

- no new homes or demolition.
- existing homes would continue to receive planned maintenance works when required
- Savills were not asked to assess this cost as there would be no change.



**Summary of opinions given on comment sheets:**

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
<b>64%</b>	<b>4%</b>	<b>37%</b>

**TYPICAL RESIDENTS COMMENTS:**

**What do you like about this approach?**

- I am a homeowner and can stay in my new home.
- As long as my house is not demolished I will be happy.
- OK as it is. Do not see the need to change.
- I like the park behind my house.

**Any other comments?**

- I think it is unfair that all people over 16 on the estate get a vote. With some private rented properties there can be up to 4 families living in the same house. It is the properties that get pulled down.
- I like this approach but it is impractical.

**What do you dislike about this approach?**

- Does nothing
- The estate is discriminatory against disabled people at the moment. Pavements all need to be relaid with crossovers so that people in scooters / wheelchairs can get around more easily.
- We need improvements to traffic junctions. At the moment it can take 20mins of queueing in the morning to get out onto Millers Way.
- Houses have been neglected for too long.
- Lots of damp in my house. No insulation. Living room is freezing.
- Council needs to maintain their properties and to encourage residents to look after them.
- No ventilation in bathrooms - mildew.
- Water pouring in under skirting (bedroom). Carpet ruined. Mould. Problems reported but nothing done. Why are others on the estate getting new bathrooms & not me?
- My house is rubbish.
- Needs better maintenance - like a caretaker.
- Thick planting so I cannot see behind my property.

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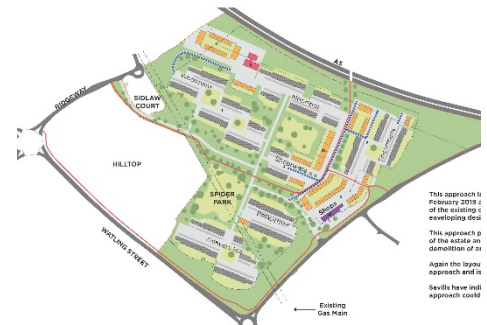


**milton keynes council**

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**APPROACH 2:  
 REFURBISHMENT & INFILL DEVELOPMENT**

- refurbishment of the existing council properties through an external enveloping design.
- 192 additional homes with no demolition of existing.
- Savills have indicated that more work is needed but this approach could be made viable.



**Summary of opinions given on comment sheets:**

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
<b>48%</b>	<b>16%</b>	<b>36%</b>

**TYPICAL RESIDENTS COMMENTS:**

**What do you like about this approach?**

- Happy with extra housing (its needed) as long as my house does not get knocked down.
- Still has decent areas of green space. Still has trees. Estate can probably cope with this number of new people.
- It does not affect my home.

**Any other comments?**

- If it was a full refurbishment I would be happy.
- I would like this as long as I get a new home to meet my needs. I have 8 children.
- What impact will construction have?
- I am willing to agree to this for the sake of my neighbours.
- I want to know exactly what I will get in terms of refurbishment.
- Will playgrounds be put back?
- I would consider paying for new cladding on my house but what will the cost be?
- All approaches need to provide doctors & dentists.

**What do you dislike about this approach?**

- I live at the end of Bellwether and so will lose the green opposite my house.
- The houses and areas need improving.
- I don't think this goes far enough and it takes playgrounds away.
- Our house is not suitable for the age of our children.
- As my comments on approach 1.
- Rubbish.
- Patchwork.
- I don't see how all the problems with my home will be sorted if not with a new home.
- Would not improve house values if all the existing is retained and some are refurbished but not others.
- I cannot see how the community will integrate with new and old houses.

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**APPROACH 3:  
 PARTIAL REDEVELOPMENT**

- involves changing the roads, demolition of some existing homes so that community facilities can be reprovided, nearer to the existing shops with an extended central park.
- Savills have advised that this approach could be made viable but needs more work.



**Summary of opinions given on comment sheets:**

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
<b>28%</b>	<b>24%</b>	<b>48%</b>

**TYPICAL RESIDENTS COMMENTS:**

**What do you like about this approach?**

- This option would improve the look of the whole estate.
- I am more likely to get a new home suitable for me as more is being built.
- This approach would give the homes and outside areas much needed improvement.
- We would like to stay in our own home and have it refurbished (we are council tenants)
- This approach improves the road layout. There are currently a lot of problems with kids on motorbikes.
- I like the new shops and community centre.
- I like the fact that my house is retained.

**Any other comments?**

- Would potentially like this option if we get an offer of a new home at cost with no shared ownership or equity. We are homeowners and our property would be demolished in this approach.
- Could first floor flats get access to a garden too via a fire escape stair?
- Could bungalows be built? Could these be 3 & 4 bed bungalows?
- I would support this if I knew it would meet my future needs.
- We are worried about potentially losing our driveway.
- Needs more work on traffic.
- If refurb was full, I would be happy.
- Depends on if we get a new house.

**What do you dislike about this approach?**

- If ground floor flat at the moment you get a garden and this is 50% of the existing because they are 2 storey. With new layout only 25% of flats get a garden if they are 4 storey. I am concerned about not getting a garden.
- Properties are being built opposite Flitton Court (Galley Hill) on this layout.
  - Will residents of Galley Hill get a vote?
  - How tall will the houses be?
  - What tenure will the houses be?
  - What traffic studies will be done?
  - Will all the existing woodland go?
- I am worried about disruption and change due to my autistic son.
- Too much density. Estate would not be able to cope. Traffic concerns.
- Dislike removal of existing trees. Horrible.
- We would have to cross the main road to get to the park. A lot of people would have to do this with this layout.
- There is very limited green space above the spider park.
- My house is demolished.
- Do not really want to move given offer we have at the moment.
- This will look like a patchwork and will be less desirable.
- Does not affect me but I don't want my vote to affect others.
- I don't like the mix of new and old.
- Nothing for homeowners.
- Concerned about being overlooked.

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**APPROACH 4:  
 FULL REDEVELOPMENT**

- Full demolition and replacement of the existing homes.
- Layout similar to that which was presented to residents in Feb 2019 but now shows more homes (1272 total).
- Apartment buildings of five and six storeys high, around the outside, with lower rise houses of two and three storey towards the centre around the park.
- Includes a new community centre and new shops.
- Savills have expressed doubts that this scheme is viable and have said that this scheme could take more than 12 years to complete.



**Summary of opinions given on comment sheets:**

Residents from Fullers Slade Regeneration Area

<i>dislike or dislike strongly</i>	<i>neither like nor dislike</i>	<i>like or like strongly</i>
<b>39%</b>	<b>4%</b>	<b>57%</b>

**TYPICAL RESIDENTS COMMENTS:**

**What do you like about this approach?**

- This is the only way that I can be sure that my situation will improve.
- Everything is new.
- Suits everyone. Fits my needs.
- It will make the estate better.
- Seems best for community and gives the most certainty.

**Any other comments?**

- I like this approach but I am concerned that I wouldn't get a south facing garden as I enjoy at the moment.
- No mention of what new rents would be.
- If I have to move, I would like to move together with my neighbours.
- I would like to move into a house as I have been living in one for 9 years and have pets.
- I like this subject to what I will be offered. I am 66 years old and in full time work, have paid off my mortgage, have 3 bedrooms and would like a home with 3 bedrooms as I have children & grandchildren that come and visit and stay at weekends.
- Will the rent go up?
- Need to focus on well being of residents.
- All depends on the offer.
- Green space should be maximised.

**What do you dislike about this approach?**

- 12 years is too long to live on a building site.
- Not keen on horseshoe design.
- Too much hassle – moving everybody out – for not enough gain.
- I would lose my house and wouldn't be able to get a mortgage.
- This is a waste of time. You would never sell enough houses. 5 or 6 storeys is too high.
- My garden floods. I there is new building on Shearmans flooding will get worse. Loss of trees will mean increased road noise.
- I am a private tenant and am worried about being made homeless with this approach. With YourMK I knew where I stood but with the council we know nothing.
- Too much. My house is OK as it is.
- Forget it.
- Traffic will be a problem.

**Any other comments (contd)?**

- I am overcrowded have 4 children and would like 4 bedrooms, 2 rooms downstairs, big kitchen, toilet downstairs and more storage.
- This estate was built on ponds and marshland. Do the drainage correctly!
- I like this approach but it takes too long.
- Need to know effect on my mortgage.
- I like this approach but numbers are high.

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### RSG indicative survey result (*% figures approx. due to rounding*)

	10 <sup>th</sup> July 19	13 <sup>th</sup> July 19	Totals
<b>Total Vote</b>	33	25	<b>57</b>
<b>Approach 1</b>	5	3	<b>8 (14.0%)</b>
<b>Approach 2</b>	3	5	<b>8 (14.0%)</b>
<b>Approach 3</b>	5	6	<b>11 (19.3%)</b>
<b>Approach 4</b>	13	10	<b>23 (40.4%)</b>
Spoilt (multiple option/no option selected etc)			<b>7 (12.3%)</b>