**Housing and Regeneration**



**Fullers Slade Estate Renewal Forum**

**Monday 6th September 2021**

**6pm via Zoom**

**Attendees:**

Councillor Simon Cherrill

David Meadows Resident (Chair)

Bianca Bendig-Ceesay Resident (vice Chair)

Donna Addington Resident

Stewart Dunn Resident

Helen Havens Resident

Steve Summerfield Resident

Michelle Calnan Residents Association representative

Claire Banbury Business Representative

**Officers:**

Sasha Childs Community Engagement Officer

**Observer:**

Phillip Gerrella RORE representative

**Apologies:**

Councillor Emily Darlington

Councillor Jennifer Wilson-Marklew

Councillor Joseph Hearnshaw

Will Rysdale Head of Housing Delivery

Elise Muncaster Resident

1. **Welcome and introductions**
   1. David Meadows (DM) welcomed everyone to the meeting and advised if there were no objections, the meeting would be recorded by Bianca Bendig-Ceesay (BBC) as Zoom host for the meeting.
   2. The recording will be shared with the Chair for the purpose of confirming meeting minutes. There were no objections to the meeting being recorded.
   3. DM invited attendees to introduce themselves, each attendee gave their name and purpose for being at the meeting.
   4. DM requested that the group adheres to the agenda and timings for the meeting.
   5. DM advised we have received apologies from Councillor Darlington, Councillor Wilson-Marklew, Councillor Hearnshaw, Will Rysdale and Elise Muncaster.
2. **Agree minutes of the previous meetings**
   1. DM advised we have one set of minutes to approve, from the Forum meeting on 28th July 2021.
   2. DM advised he has checked the minutes against the Zoom recording of the meeting and they are an accurate reflection.
   3. DM asked if there were any comments on the accuracy of the previous meeting minutes. None were offered, therefore the minutes were agreed as a true record of the meeting.
3. **Matters arising**
   1. No matters arising were raised
4. **Fire on Fullers Slade**
   1. DM gave an update on the fire which occurred on Fullers Slade last Thursday and added he was extremely impressed by the efforts by BBC and others who supported the family at the time and who have continued to provide support since then.
   2. Sasha Childs (SC) provided an update to the Forum, advising that:

* The family have been moved to temporary accommodation, as no decant property is immediately available, this will be reviewed on an ongoing basis
* All electrical checks on the property are in date
* Investigations by Milton Keynes Council (MKC) and Mears are ongoing to identify the cause of the fire
* Full support is being provided to the family by the Neighbourhood Services Team and others at MKC
  1. BBC thanked Helen Havens (HH) who was first on the scene and provided immediate support to the family. BBC added that Councillor Darlington and Councillor Cryer-Whitehead have also been very helpful in dealing with the situation. Mears were not as helpful, when the incident was reported they advised it would be six-hour wait for the property to be secured, which was not acceptable for the family as they would have to wait in person for this to happen.
  2. BBC added that Stony Stratford Town Council and the wider community have also offered support.
  3. HH advised she arrived on scene as the fire engines did, two young men were also on scene and had entered the property with fire extinguishers to try and tackle the fire, many thanks to them. HH also would like to express thanks to BBC and Councillor Cryer-Whitehead for all their support in responding to this situation.
  4. DM advised he met with SC and Steve Summerfield (SS) the day after the fire for a planned Community sub-group meeting. SS continued that the sub-group discussed the fire from an immediate and longer-term perspectives. Some aspects of the fire could be taken up by the Housing sub-group if they so wish e.g. smoke alarms and the housing element of fire safety, while the Community sub-group can look at other elements e.g. community education and offering a project for residents around fire safety in the home such as appliance safety, how to exit the property in the event of a fire etc. DM added that we can contact Bucks Fire Service to work with them on some of the community project work.
  5. The Forum discussed any other actions which could be undertaken. HH advised that she has historically had escape routes planned at her home, however with works carried out on the property, there is no longer an escape route from the upper floor of her home.
  6. BBC added that this is the second occurrence she is aware of where smoke alarms are not working. Is there a bigger issue here? This is also the second time that BBC is aware of a boiler issue, another resident reported smelling gas from their boiler which required a call out for the appliance to be checked.
  7. It was suggested that an action day could be held on Fullers Slade covering this whole subject. It was asked if MKC would provide fire extinguishers for all households on the estate. SC will check.
  8. ***Post meeting note:*** *Fire extinguishers are not identified as being required for all households, however project work will be carried out around fire safety on the estate.*
  9. DM and BBC highlighted fire compartmentalisation between properties in loft spaces, this requires investigation. HH added that some properties have outside plugs that could be overloaded causing problems.
  10. Councillor Cherrill advised we should seek professional advice where appropriate and once the fire service report is received for the fire in question, we can engage with the fire service to look at different property types on the estate and what requires action. Without engaging with professional services, we could be opening ourselves up to be liable for any action we take off our own back.
  11. Hard wired smoke detectors are installed in properties, what checks are required on these and are they being carried out consistently across all properties?
  12. HH advised she was informed by the fire service that the cause of the fire was due to an electrical fault and the smoke alarm in the kitchen of the property did not sound. HH was also advised the family were informed none of them could enter the property the day after the fire when MKC and Mears officers went in to carry out some investigations.
  13. BBC advised she has a video of the after-effects of the fire which she can share with SC via WhatsApp, SC to liaise with BBC on this.
  14. Agreed for the Housing sub-group to look at some of the concerns raised at this meeting, SM to liaise with the group to arrange a meeting. Also agreed for the Community sub-group to take project suggestions forward around fire safety for the estate.

1. **Terms of Reference Discussion and Agreement**
   1. DM asked if members have looked at the Terms of Reference (TOR) circulated by SC last Friday. Some members have but not all have been able to.
   2. DM clarified that we are looking at the version circulated by SC on Friday, as it has had significant input from RORE and residents up to this point, it is a generic document covering information for all ERF’s, and with some tweaks to ensure it includes appropriate specifics for Fullers Slade.
   3. DM advised that he will go round Forum members and ask for their feedback:

Helen Havens

HH advised she has not looked at the document as she has only been able to use her laptop today.

Steve Summerfield

SS is happy with the document, it has been covered as much as possible to enable the Forum and sub-groups to do as much as possible.

Councillor Cherrill

Councillor Cherrill is happy with document and assumes it can be reviewed as required? DM advised it can be reviewed. Councillor Cherrill also asked if different versions could have a date included or some other identifier, to enable readers to know which is he most up-to-date version. SC advised this will be added.

Claire Banbury (CB)

CB is happy with the document.

Donna Addington (DA)

DA has no read all of it however is concerned it is not resident-led.

Michelle Calnan (MC)

MC has read the document and has nothing to add. MC questions whether the sub-groups require their own TOR. ***Post-meeting note:*** *Good practice suggests each group should have their own TOR to outline how they should operate, however these do not need to be as extensive as the main Forum’s TOR.*

Bianca Bendig-Ceesay

BBC has not had time to look at the document due to her support for the family affected by the fire last week. BBC requested more time in future where possible to look at documents. BBC asked what the text in red is for and the difference between the version circulated last Friday and the version circulated by Stewart Dunn (SD) this morning. SC clarified that the version she circulated on Friday is the version which had had input by residents and RORE to date, SD’s version is his own update of the previous version. It is the version circulated on Friday we are working on.

***Post-meeting note:*** *Elise Muncaster (EM) is happy with the TOR version circulated on Friday.*

5.4 SC advised she will re-circulate the TOR from last Friday to members who have not yet read it, asking that they advise if they are happy with it or not. Once we have all members feedback, we can advise the group of all feedback and adopting the document.

5.5 DM added that he wishes to raise and respond to a comment from SD. SD has suggested that DM was undemocratic and behaved unilaterally by asking Forum members to get involved in a small working group to carry out a final review of the Forum’s TOR yet did not select him to participate. DM advised he had offered the opportunity to all Forum members, however he worked with Claire Banbury (CB) and SS as they are newer to the estate renewal process and TOR, so could offer a fresh perspective. The TOR which was circulated on Friday has had a great degree of input from the Residents of Renewal Estates (RORE) group as well as residents from across Milton Keynes, SD included. There was no other reason for a carrying out this piece of work in this way.

*5.6* SD responded that he was disappointed with developments and is also disappointed that he has been prevented from being Chair of the Housing sub-group. Information is not being provided by MKC and the TOR should have been agreed in January 2021. It is not fit for purpose.

*5.7* SC advised that SD was not prevented from being Chair of the Housing sub-group. Other members of the sub-group felt unable to take up the position due to existing commitments they have, and SD stated he did not wish to take up the position until certain information was available, or requests were met. These are not immediately achievable, therefore SD chose not to take up the position of Chair. SC added that any requests should be agreed and made by the appropriate group (Forum or sub-group), rather than by individuals operating alone.

*5.8* Councillor Cherrill added he supports SC in this matter. We need to look forward and not backwards. When further information is available regarding the housing element of estate renewal, the Housing sub-group can reconvene. As agreed, the Housing sub-group can reconvene to discuss the fire concerns raised at this meeting.

*5.9* DM added it is important than when this Forum meets, it is important for members not be talked or shouted over. DM does not believe that the renewal process is not resident led, the Forum does need to work in partnership with MKC. If the Forum does not work effectively, we could be seen as a risky group to engage with. There does need to be a positive working relationship between all parties.

5.10 SD asked why requests for information have been ignored and no information materialises. Promises are made but nothing happens. The Forum is accountable to the community. SC responded that when information is available it will be shared. Also, the Forum must make decisions as a whole rather than individuals undertaking work without being asked by the Forum or relevant sub-group.

5.11 BBC added that some additional time is required to look at the TOR, we all need to look forward, we need to be courteous to each other and not take comments personally, we must not make personal attacks on others and we must work together. We are all trying to reach the same point and achieve the same benefits for Fullers Slade residents. It would be positive if some aspects of renewal would progress more quickly. BBC added she has some personal matters and may need to consider how proactive she can be through this process.

5.12 DA agrees with BBC and understands her perspective as well as SD’s, we all need to work together. DA is concerned that if the Forum is accountable to the community, she has concerns over what this could mean and would not wish to be part of the Forum in that case. SD added that is reference to the TOR, accountability may not be as he previously stated.

***Post Meeting Note:*** *SC has checked the TOR and the reference to accountability is at the bottom of page two of the document. It refers to accountability between the Forum and MKC.*

5.13 SC advised she will add a date to the TOR and re-send to Forum members who are yet to approve it or ask questions

1. **Newsletter Discussion**
   1. DM handed over to SC who updated the Forum that the Communication sub-group has met with a communications officer from MKC to work on a newsletter for the Forum, taking into account some information shared by other Forum members, and having viewed other newsletters.
   2. It was hoped that the newsletter would be circulated to the Communication sub-group and Forum members ahead of this meeting however it was not ready in time. When available, the newsletter will be sent to Communication sub-group members to approve, then shared with Forum members for information prior to it being shared on the estate.
   3. SC advised that it was discussed how the newsletter should be shared with the estate and had been agreed for it to be hand delivered. BBC asked why it was being hand delivered. SC responded that by being hand delivered, it was an opportunity for her to get onto the estate and potentially meet residents, as well as being confident that it did reach all households. BBC was happy with this.
   4. SC added that if any members wished to help deliver the newsletter, it would be much appreciated. DA advised she could help deliver to some streets.
   5. Councillor Cherrill asked for some communication on the Hub. SC agree and provided an update, advising that we are still waiting for an investigation into whether the current structure is salvageable following the fire. Once we have a report on this, we can look at how we move forward. **V4 Road Closure Discussion** DM advised that from his perspective, there is more traffic now, given the road closure and that schools are back. However, traffic is not at the level that another resident on the estate videoed when the previous road closure occurred.
   6. DM handed over to BBC, who has checked with Councillor Anne Cryer-Whitehead and no completion date has been provided as yet for the works. There was a recent issue with the traffic lights however this has been resolved. They are a positive addition to help control traffic.
   7. BBC asked whether the permanent bus-stop will be delivered as promised, SC will check on this. Some suggestions have been adopted by MKC’s Highways department, including improved signage asking motorists to turn off their satnav and follow signage etc.
   8. The group discussed the road closure and agreed that the following information would be useful to have:

* How many additional vehicles are going through the Fullers Slade as a result of the V4 road closure
* An end date for the end of works and closure of the V4
* Progress updates of the work being carried out

SC will pass on these questions and report back to the Forum.

6.9SC updated the Forum that the nature of the works being carried out requires a full road closure. It is hoped that the bus stop move will reduce the number vehicles coming through Fullers Slade.

6.10 SS added that it is disappointing that we do not have an end date for the V4 works. Is the CCTV being monitored and action being taken if appropriate?

6.11 HH added that it seems that some improvements have been made as traffic can now pass when buses stop to pick up passengers, they were not able to previously

1. **Update on Sub-Groups**

DM advised that Elise Muncaster (EM) is unable to attend this meeting, SC will provide an update for the Communication sub-group as well as for the Housing sub-group. SS will provide an update for the Community sub-group.

1. **Community Sub-Group**

SS advised that the sub-group is working on building a Fullers Slade Projects Action Plan. Suggestions for inclusion in the Action Plan include ASB reduction, a community education programme, resident’s stories around the history and roots / development of the estate and community events. We will work with colleagues within MKC and external agencies or groups to deliver sessions and projects. The aim of projects is to empower residents. A mobile community bus has been suggested that could visit Fullers Slade and other estates. Community events will be investigated to follow up the success of Lark in the Park, liaising with the estate Residents Association. HH advised that the estate was visited by the mobile library bus prior to Covid19 and lockdowns. HH also advised that The Rowans has begun a new programme of events so it would be worth liaising with them moving forward. BBC advised she has been contacted by a gentleman offering boxing sessions for younger children to get them off the streets, this could link in with what the Community sub-group is looking at. CB advised she would be happy to link in with this at her gym. HH advised that she has been contacted by a gentleman who has funding to run activities and has passed SC’s details on to him.

1. **Communication Sub-Group**

SC advised that the sub-group has the email address for the Forum set up. They are also liaising with the Communications team at MKC to produce a newsletter. A design has been agreed and the aim is to have the newsletter signed off soon by the sub-group and shared with the Forum for information prior to it being circulated to all households on the estate. The sub-group is also progressing the logo for the Forum. The sub-group is also discussing holding drop-in sessions on the estate, using a community notice board in The Rowans to put information up about the Forum, sub-groups and estate renewal and also having a comments / questions box in The Rowans for the community to use. There is also an article on the Forum going into the next Stony Stratford Town Council newsletter.

1. **Housing Sub-Group**

SC advised that the sub-group has agreed to focus on the housing element of estate renewal, as well as maintenance and repairs issues. The sub-group is conscious of looking and moving forward, not backwards. Members are aware of the need to allow MKC time to develop new proposals for Option 3 which can be brought to them, the main Forum and the community. Challenges should only be made if progress is not forthcoming. It is right that MKC uses architects, designers and specialists for the estate renewal process. The sub-group is waiting on further information before agreeing when to meet next.

1. **Forum Member Questions**

DM asked if any Forum members had a question.

No questions were asked.

1. **Agree Details of the Next Meeting**

Councillor Cherrill suggested it would be positive to hold the next meeting as an open meeting and in person. HH and other Forum members agreed with this. BBC advised that some residents in the community would prefer meetings in person. SC advised we can look at holding the meeting in person, however we do need to consider the venue and social distancing as well as any other Covid19 measures. If the meeting is in person, we should ask residents to book in advance to attend the meeting to ensure we meet social distancing requirements.

Date of the Next Meeting

Wednesday 29th September 2021

6.00pm – 7.30pm

Research venues for meeting to be held in person.

Agenda Items for Meeting

* Welcome, introductions, apologies and housekeeping
* Agree minutes from the previous meeting
* Matters arising
* Estate renewal – questions from the community
* Terms of reference agreement
* Update on sub-groups
* Forum member questions

Agreed details of the next meeting