**Housing and Regeneration**



**Fullers Slade Estate Renewal Forum**

**Wednesday 29th September 2021**

**6pm start**

**Held in person at St Marys and St Giles School (south site)**

**Attendees:**

Councillor Simon Cherrill

David Meadows Resident (Chair)

Bianca Bendig-Ceesay Resident (vice Chair)

Donna Addington Resident

Helen Havens Resident

Elise Muncaster Resident

Steve Summerfield Resident

Michelle Calnan Residents Association representative

Claire Banbury Business Representative

**Officers:**

Will Rysdale Head of Housing Delivery

Clare Dowds Asset Manager

Sasha Childs Community Engagement Officer

Steve Bryant Community Engagement Officer

**Guests:**

Sylvia Airs

Jill Dyer

Benjamin Gilbert

Gary Hoodak

Tracy Johnson

Heather Jones

Irene Maxey

Jeff Maxey

Katherine Power

John Seymour

David Tavener

**Apologies:**

Councillor Emily Darlington

Councillor Jennifer Wilson-Marklew

Councillor Joseph Hearnshaw

Stewart Dunn Resident

1. **Welcome and introductions**
   1. David Meadows (DM) welcomed everyone to this open and in-person meeting.
   2. Forum members and Milton Keynes Council (MKC) officers introduced themselves for the benefit of guests at the meeting.
   3. DM requested that the group adheres to the agenda and timings for the meeting.
   4. DM advised we have received apologies from Councillor Darlington, Councillor Wilson-Marklew, Councillor Hearnshaw and Stewart Dunn.
2. **Agree minutes of the previous meetings** 
   1. DM advised we have one set of minutes to approve, from the Forum meeting on 6th September 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. **Fires on Fullers Slade**

DM handed over to Will Rysdale (WR), Head of Housing Delivery at MKC.

* 1. Fire on Moorfoot

WR advised that all equipment and safety checks were in date when the fire took place. The family has been decanted and continues to be supported by MKC staff. While it is not clear what the cause of the fire is, it was not caused by the boiler or the immersion heater.

* 1. Fire on Woolmans

WR advised that reports have identified the fire being was caused by an electrical device. The property where the fire took place is a private property, the immediate surrounding properties which were also affected are a mix of private and council properties. Support is being provided by MKC to all affected households. Bucks Fire and Rescue Service (BFRS) will be carrying out targeted prevention visits on Fullers Slade following the recent fires.

Helen Havens (HH) advised she was on scene at the Moorfoot fire and was advised by a fire service officer that the fire was caused by an electrical fault. Sasha Childs (SC) advised this was not fed back from BFRS as being a factor of concern.

Gary Hoodak (GH) added it is a concern that there is no material between properties to ensure fire safety and MKC should ensure this is rectified, it is not the responsibility of BFRS. There are no internal firebreaks between properties and there is fibreglass to the exterior of properties which could cause fires to spread. Housing regulations should be followed and while other parts of renewal are mentioned, housing should be the focus.

WR advised that the health and safety team at MKC are involved in responding to queries around fire safety, we do need to check on roof compartmentalisation. Renewal is also about improving current properties, not just building new homes.

GH added that we do need to consider the impact of building new homes on the local area e.g. more traffic.

Clare Dowds (CD), Asset Manager at MKC advised a piece of work is being carried out to review existing stock.

GD added it is a problem when contracts are awarded as work can get sub-contracted out, this means funding decreases each time it is sub-contracted out resulting in rushed and potentially poor work.

1. **Hub on Spider Park**
   1. SC updated the group that Mears are due to visit the Hub to check on whether it can be repaired. We are waiting for Mears to carry out this review and feed back to us. If it cannot be repaired it will need to be removed.
   2. WR added we are also aware it is time sensitive, given the criteria laid out when planning was given for the Hub to be placed on the estate.
   3. A question was asked whether funding will be available for paths repairs on the estate. WR replied yes, this will be available within Public Realm works. We will work with housing and other departments within MKC to ensure works are carried out.
   4. DM asked if dropped kerbs will be provided on the estate, as there are none for residents to drive onto their frontages. HH added that disabled residents also have problems navigating the estate with no dropped kerbs. WR advised that Shepheard Epstein Hunter, architects who have carried out some previous work on the renewal of Fullers Slade picked this up previously. Councillor Darlington has also identified this issue from a disability perspective.
   5. A question was asked on whether Option 3 is still being worked on to take to planning. WR advised we are still working to Option 3, however we are reviewing the numbers for demolition, new build and other public realm works. We have received further feedback from residents on what is important to them which is part of this review. A key aspect is that residents do not wish to lose the number of trees which had been reported. WR added that there will not be any more new build numbers than was identified at the ballot.
   6. DM added he had seen a suggestion of 6 storey buildings as part of the renewal. WR responded that he has not seen this anywhere, 18 metres high is the regulations we would adhere to if we were building up, this is not part of the plans on Fullers Slade. We would encourage interested residents to join the housing sub-group if they have a particular interest in this element of regeneration.
   7. Sylvia Airs (SA) asked if Option 3 is still the renewal option we are working on? WR advised we are still working to Option 3 with some demolition however we do not yet have complete details for Option 3. Some plans require further consideration to check they are still workable for the estate. We also have to identify if properties are repairable, so we do not spend on work which is not going to benefit individual properties.
   8. Donna Addington (DA) asked who makes decisions on the renewal of Fullers Slade? WR responded that officers have discussions, however a lot of resident feedback has been collected which feeds into this, so it is a joined-up process. All feedback has been shared with Shepheard Epstein Hunter for them to incorporate into updated plans. It is anticipated there will be updated options with Option 3 by the end of this year with consultation taking place with residents from January 2022.
   9. DA asked what is resident-led? WR advised it is very much about residents being part of making decisions and moving the estate renewal process on. Resident feedback will be key within the process and if we can’t do some things we will explain why. We will revisit what we can do as part of the renewal process.
   10. SA added she understands there may be some changes but it must be resident-led. If not, where do residents fit in and who makes decisions? WR agreed residents will be at the heart of the process and we want more engagement from residents of Fullers Slade. SA believes residents will get more involved when they see action from MKC.
   11. Benjamin Gilbert (BG) advised that private residents will be impacted differently by renewal and housing will be more costly for them. Private residents were promised a package by MKC leading up to the ballot however this was not delivered. There are 60 private rented households on Fullers Slade. Residents have heard talk before, been ignored and checked out from the process. WR advised he cannot comment on the ballot however we can offer some support for private tenants and we do want to work with them. One caveat is that the Housing Revenue Account funding, which is funding the housing element of renewal, requires a focus on council tenants however we do want to work with different tenures.
2. **Forum Member Questions**

6.1 DM asked if any Forum members had a question.

6.2 No other Forum members had any questions.

6.3 DM asked if MKC will monitor contracts to stop work being subbed out. CD advised work is needed to monitor jobs completed, MKC used to have a Clerk of Works who ensured works were completed satisfactorily before they were paid for.

6.4Bianca Bendig-Ceesay (BBC) thanked everyone for attending the meeting.

**7 Agree Details of the Next Meeting**

7.1 Agreed for SC to circulate dates for a Forum members meeting to discuss matters not covered at this meeting.