

MKCC HRA Land

Examples of unmaintained areas



Milton Keynes
City Council

HRA Owned Land

Open Space Grounds Maintenance

- Larger areas of open space
- Likely to be adjacent to Public Realm land
- Play areas and play grounds
- Could be managed by Parks trust
- Roadside verges and trees

HRA Garden Maintenance

- Sheltered housing schemes
- General needs blocks
- Courtyards and car parks
- Garage areas
- Pathways and access verges
- Open plan front gardens



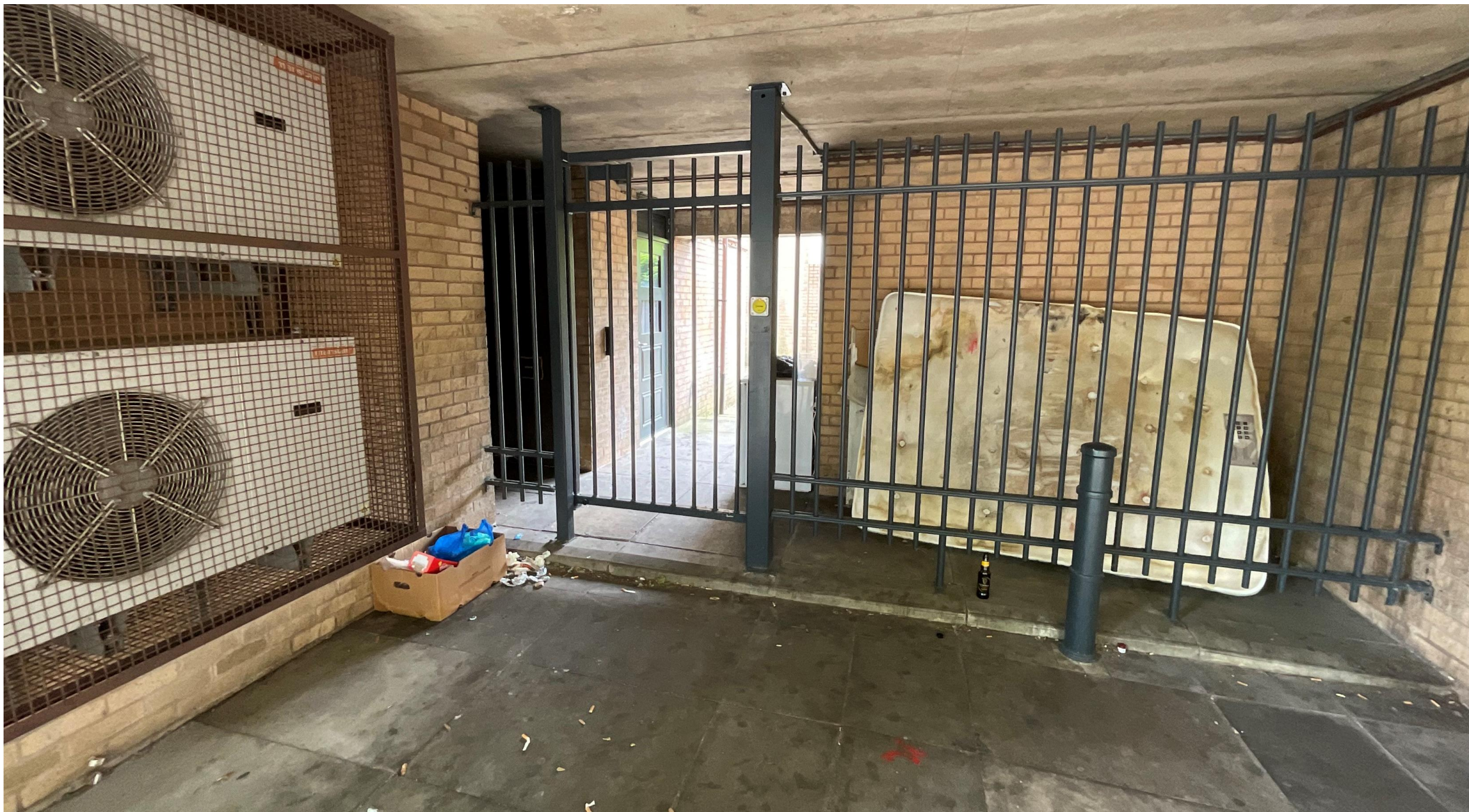




Poltrun Place
57 A-E

WANTED
WANTED









































Thoughts and Observations

How do you feel about these pictures?

What impression does it give you?

What has historically gone wrong?

How can it be resolved?

What are the challenges MKCC face?

When is the right time to get started?

How do we maintain things moving forward?

Garden Maintenance

Suez contract has Glendale built into new contract

We can call off any new works without the need to reprocore

Benefits from being part of Councils waste & environment procurement

Contract is Quantity based – provides clear costing method. Based on

Grass / Shrubs / Hedges / Hard standings / Weed killing

Flower beds

Trees

Waste and Fly tipping



- Housing has a FTE officer trying to enforce this issue
- Caretaking service deal with small incidents
- Suez contract deal with some HRA events but not fully resourced
- We need to fully resource this service to collect fly tipped waste

Fly tipping options

ALL costs are consolidated and everyone pays an equal amount

Costs are administered at PARISH level and people pay a parish set charge

Customers are recharged if the waste is outside their property

Leaseholders may not be able to be recharged if this is excluded from their covenants, but likely to fall within the general maintenance area.

Could recharge as per item 3 or subscribe to item 1 above



Private Gas and Electricity

- Weighting of block costs makes apportionment of service charges fair and reasonable

• Bedsit	0.90
• 1 bedroom	1.00
• 2 bedroom	1.10
• 3 bedroom	1.20
• 4+ bedroom	1.30

Water & Sewerage Charges – Communal & private



- Communal be split equally by Number of Properties
- Private charges based on a weighting
- Bedsit 1.00
- 1 bedroom 1.25
- 2 bedroom 1.50
- 3+ bedroom 2.00

Management Fees

- Leaseholders currently pay a set annual fee based on operating costs
- LCHO do not pay a fee – Should they?
- Tenants service charges - percentage admin charge ?
- What is felt to be reasonable?



Complaint

- Community Lunch Club
- Event held weekly for 3 hours
- Clifton Court Scheme
- For about 30 years
- Uses schemes common room and kitchen
- Tenants pay for heating and lighting
- Should a charge be payable?



**Lunch
Club**

Thank You

