

QUESTION TO YOURMK - ITEM 5

From Maya Dunn, Fullers Slade Residents Association Secretary

The Regeneration situation is very heated, misleading and misunderstood information has been issued, and still seems to be continuing on the 9 November display boards.

<https://yourmk.co.uk/storage/app/media/uploaded-files/Exhibition%20Boards%2009%2011%2017.pdf>

We request a public meeting is organised by MKC and Councillors, held locally but including representatives from the other regeneration estates. Chaired by an independent organisation.

We can't keep coming to these meetings with only one question of 1 minute. Because of the sense of untrustworthiness we need a public meeting.

As a consequence of a public meeting a moratorium would be required until residents are satisfied the proposals are valid. So therefore the proposed 8-week consultation should be deferred until residents are happy the process can continue.

YourMK response

YourMK cannot respond to the request for a public meeting or a moratorium as this is directed to MKC and Councillors.

Engagement on Fullers Slade started on 24th June 2017. In the past 4 months, YourMK have held 16 engagement events, workshops and training sessions through which we have engaged with 290 individual residents from 230 households, which equates to 51% of all households in the regeneration area. In addition we have established an independent Residents Steering Group whose sole purpose is to steer and contribute to the regeneration of the area, which has a membership of 15 residents, a regular attendance of at least 10 and a recently elected chair and 2 vice chairs. YourMK also have regular conversations with 32 community communicators who live and work on Fullers Slade, passing information about regeneration to and from the community, and have recently established a partnership with both St Mary and St Giles primary and Radcliffe secondary schools, through which we are positively engaging with young people about regeneration. Underpinning this engagement is the data we have received from a recent questionnaire for which we received 176 responses, covering all tenures. From this engagement to date, it is not our experience that residents from the regeneration area are finding the situation 'heated' or the material misleading.

Regeneration is by its very nature, emotive and uncertain. We acknowledge this and are working hard to mitigate this by communicating openly and honestly, in a way that is accessible. YourMK are now working with the Residents Steering Group on its presentation material for exhibits in order to further improve its accessibility. Following feedback after the first exhibition, YourMK provided more detailed information as a

handout to supplement that which was provided in the presentation. This was provided at the event, and was published on the website on the same day – this can be found here <https://yourmk.co.uk/previous-events/yourmk-public-exhibition>

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From Mr David Lee

Effectiveness of refurbishment. Plan:MK states, in section 17.15 states "measures, such as external cladding and window replacement, would be required to achieve significant reductions on energy use and carbon emissions in line with the UK's 57% target cut in CO2 emissions by 2030. Retrofitting not only improves energy efficiency and reduces carbon emissions. It also results in a general improvement of the housing stock in Milton Keynes so more housing offers suitable, fit for purpose accommodation for households".

In the YourMK documentation for the exhibition of 9 November, it states that refurbishment "up to statutory compliant standards.. is not economically viable". These two documents do not appear to be in harmony with each other. When can a presentation be supplied showing the costings used to justify the statements in these two documents, and explaining why the reach differing conclusions?

David Lee

YourMK response

The financial viability of any investment decision including a refurbishment option is essential to guide investment or disinvestment decisions. Plan:MK 17.15 refers to the possibility of such undertakings, but these would of course have to be economically viable.

To support the presentation of high level costs at the Fullers Slade exhibition on the 9th November, a more detailed supplementary paper was provided. This can be found on the YourMK website here <https://yourmk.co.uk/previous-events/yourmk-public-exhibition>

The objectives stated in sections 17.5 – 17.12 of Plan:MK for 'Local Policy context for Energy and Carbon use' would be delivered through any new build provision.

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From Mr Barry Wilde, Fullers Slade Residents Association

NEDs to request that all YourMK detailed information is made accessible and open to all residents on Fullers Slade and be submitted for peer overview and report, including:

Pennington Choices Report
Structural report by RPS Structural Engineers
Gleeds cost reports
Building Services Consultants M and E (mechanical & electrical) reports
Basic refurbishment costs

How were costs derived at and which costs have not been included?
Exercise should not start with some nebulous figures which have not been independently verified.

Lot of eye-candy and adjectives - but when walking round the estate, people do not seem to understand what is happening, and contrary to YourMK's assertions, from our discussions with residents they are quite happy where they live, they just want their homes well maintained as part of their tenancy agreement.

We have still not had the results of the in-depth stock survey
No full details of structural report, there seem to be no problems, but YourMK are saying there could be. Gives a misleading impression.
Page 4 display board (see <https://yourmk.co.uk/storage/app/media/uploaded-files/Exhibition%20Boards%2009%2011%2017.pdf>) - misleading statement. Thermal performance - insulation lacking - no rising damp - could be issue in the future.

P3 - Asbestos costs

Thermal insulation would never be as good as demolish and new-build - why? Who were MNE building services engineers.

YourMK are misleading people

If we are to believe YourMK's 'costs' we need to generate a minimum of 667 homes to sell - but what if these figures are wrong? What if it costs less? Regeneration will continue. We need to challenge these costs.

YourMK response

All information on the regeneration of Fullers Slade, other than that which is commercially confidential, is published on the YourMK website in addition to presenting at exhibitions and other events. All information on the regeneration of Fullers Slade is already made accessible to everyone.

If Milton Keynes Council wish to review any YourMK documentation they can.

Costs (or figures) presented have been derived from real (tender) rates paid for certain works, and from BCIS, and have been verified by YourMK and appointed independent consultants. It should be noted that the survey's (stock condition and detailed) and cost verification work has been carried out by independent, reputable, experienced companies.

The information that has been presented is factually correct regarding the current condition of council homes on Fullers Slade. A data set could be released by MKC relating to stock condition data which is the build up to the total investment figures already released.

YourMK are currently collecting statistical data on resident's preferences for regeneration in order to provide information that is robust. Although only a snapshot, data collected to date shows that there is a clear preference to regeneration of some type. YourMK are happy to publish this data as it is collected.

The statement that retrofitting thermal insulation would never be as good as new build is correct. Modern methods of construction can deliver significantly enhanced building performance, and the aspirations for such performance are outlined in Plan:MK. It also has to be noted and taken into consideration that any refurbishment would be undertaken in a piecemeal basis due to the 'pepper potting' of the properties on Fullers Slade, and as such obtaining the required performance would be extremely difficult to achieve.

YourMK's costs are based on the current position. These of course do not reflect any future changes such as economic circumstances, inflationary pressure and finance charges. These costs contain commercially sensitive information and therefore cannot not be divulged in detail.

**QUESTION FOR KEVIN WILSON, CHAIR REGENERATIONMK
COMMITTEE**

Recently my attention was drawn to the following statement on the YourMK website: *“50 years on the town is showing its age. Houses that were built to last 20 to 30 years are still in use”*.

The wording is clearly nonsense – all houses in MK have been built to the appropriate Building Regs of the time and were therefore designed to last a proper lifespan. There are no houses in MK that have been built to last for “20-30 years” and such a statement seems designed to instil an element of fear into those who read it and live on the Regeneration Estates. I wrote to David Gleeson accordingly, following which the website has been changed.

The wording was, I understand, in existence for some time and will have caused concern to residents in the Regeneration Estates.

Was the Council aware of the wording?

Submitted by Tim Skelton
Chair, Milton Keynes Forum

YourMK response

Our engagement and communications with residents about regeneration is extensive. To date we have no evidence to suggest that the wording caused any concern. However, YourMK acknowledge that the wording on the website may have been unclear and apologise if this was the case. It was brought to our attention by MK Forum some time ago, at which point it was immediately removed.

QUESTION TO YOURMK - ITEM 5

From Stewart Dunn MD, Stony Stratford

It has become apparent that many of the residents of Fuller Slade are not being represented properly regarding the Fuller Slade regeneration.

I had high hopes when YourMK said they would be open and transparent but the Residents Steering Group they have set up is proving to be ineffective and controlled by YourMK.

It is closed group who don't seem to want to answer emails, avoid meeting with interested parties and have prevented the Chair and Secretary from the Fullers Slade Residents Association (FSRA) from attending meetings or seeing minutes of their RSG meetings even though the FSRA are the only properly constituted Fullers Slade residents group, approved and Platinum accredited by MKC, and want to engage constructively in the Regeneration process and be allowed to be part of the Co-Design.

No, this is not being open and transparent and needs to be challenged.

YourMK response

This statement is factually incorrect. To date engagement has been undertaken with 290 individual residents from 230 households. This equates to 64% of all residents and 51% of all households in just 4 months.

The Residents Steering Group (RSG) is made up of 15 residents, who have recently voted a chair and 2 vice chairs. The group agreed their terms of reference in October. The RSG is open to any residents or homeowners of the regeneration area whose homes are directly impacted by the proposed regeneration i.e. residents or homeowners in the red line regeneration area.

The RSG are currently in the process of creating a group email address to manage emails from residents, and in the meantime, residents are encouraged to contact the Independent Advisors PPCR with any questions. The chair of the RSG was recently contacted by the chair of the Fullers Slade Residents Association (FSRG) Barrie Wilde asking for a meeting – this email was acknowledged and responded to positively, with the RSG chair agreeing to meet but asking for a little time to familiarise with the role.

The agendas and minutes from the RSG meetings are available on the website, along with details of the group and their terms of reference <https://yourmk.co.uk/your-place/your-neighbourhoods/fullers-slade/residents-steering-group>