

Fullers Slade Residents' Charter

October 2019



Fullers Slade Regeneration
Steering Group



Fullers Slade Resident's Charter

The Fullers Slade RSG have already presented a set of Regeneration Principles to the Regeneration Sub-Committee which have been accepted. This document has been developed following further consultation with residents.

Fullers Slade has three regeneration approaches currently on the table but none of them has yet been developed to any degree. This document aims to cover the issues raised by each option but also acknowledges that at this stage their financial feasibility has not been confirmed.

Currently the 3 options are as follows:

1. Continue existing repairs and maintenance programme – no redevelopment.
2. Refurbishment of all Council properties and infill
3. Partial redevelopment of the estate

Each option has its own issues and it will be essential that before the ballot in November, residents are provided with the information and support they require to understand how each option will impact them and the community before they vote on a preferred option. This document aims to set out the expectations and concerns that residents have for each option. It will also be essential that residents are consulted on the development of the approaches and the associated offers and guarantees before the ballot.

Central to the requirements across the board are the needs of the existing Fullers Slade Community and the opportunities that each option offers in terms of the long term quality of the housing, the environment, community facilities, health and wellbeing, education, jobs and training. The Fullers Slade community is exceptional in its stability with generations of families spread across the estate as Council Tenants, Homeowners, Private Tenants and also Housing Association Tenants. If this community is to be maintained and enhanced - and individual families, support and friendship networks are not to be split - each approach must be assessed as to how well it meets the needs of all the different tenure groups.

This Charter assumes that regeneration progresses - regardless of which approach is selected – with a set of fundamental principles. Following on from these principles, the Charter focuses in turn on the 3 approaches and the specific aspirations that residents have identified for each one. This Charter is a work in progress and will need to be revised when there are clearer options for the ballot.

Principles

Each approach is considered in terms of its impact on the following list of issues. In particular, the impact of each of the approaches and what would make them work for all tenures within the community. In this section we list the Regeneration Principles which must be met regardless of the approach if regeneration is going to succeed.

Community

The central issue is to keep the community together and retain the family, support and friendship networks that are central to its existence. It is also essential that there is a community building available for residents to meet in and hold events.

Homes

Currently many residents live in damp, poorly maintained homes that do not meet their housing needs and any regeneration approach must improve living conditions and ensure that overcrowding is dealt with and all residents, particularly disabled, have homes that meet their needs.

Environment

Open spaces, play areas, roads and pathways on the estate will be safe, accessible and well maintained and existing wild animals will be protected during and after any works.

Health and Wellbeing

The Housing Needs Assessment carried out by PPCR in Autumn 2018 identified many health and wellbeing issues on the estate which need to be tackled. To this end, it is essential that the community is supported to develop and support programmes of activities to suit the needs of the residents and also provided with its own space to do so. Access to GP services is also an issue and should be improved.

Education, Training and Job Opportunities

Residents want improved access to local jobs and apprenticeships as well as to opportunities for training adults of all ages. They also want guaranteed access to quality nurseries, schools and youth activities/clubs.

Safety and Security

The main issues under this heading are dealing with ASB, road safety and safety on the open spaces.

Transport

Effective parking management which works for car users and non-users alike and access to improved public transport services.

Working together

1. Key Performance Indicators (KPIs) for housing and related local services are set up and assessed regularly by a scrutiny panel which includes local residents.
2. Residents are kept up to date and consulted on decisions which will affect Fullers Slade and are represented on decision making panels by resident members of the Regeneration Steering Group and/or other appropriate local groups.

The Regeneration Steering Group (RSG)

Regardless of the approach selected, the RSG will continue to work with MKC to get the best possible regeneration outcomes for Fullers Slade residents.

Independent Advice

Independent advice will be available for residents in all options throughout the regeneration process.

Approaches

Approach 1

To achieve an acceptable version of Approach 1 the main issues are:

- Keeping the community together, protecting Private Tenants from becoming homeless.
- Enforcing responsibilities set out in the tenancy agreement
- Support to meet the non-development aspects of regeneration – health and well being, jobs and opportunities etc.
- Residents in partnership with Milton Keynes Council to achieve the best possible outcomes.
- Ensuring that residents in inappropriate accommodation receive a new home that meets their needs.

Approach 2

To achieve an acceptable version of Approach 2 the main issues are:

- Keeping community together and protecting Private Tenants from homelessness.
- The scope of the refurbishment, it has to make a difference and deal with current issues in the home, the gardens - trees, fences, paving and also beyond - roads, pathways, open space etc.
- All properties need to be included to avoid a patchwork – need to offer a range of financing offers for home-owners to ensure that they can all be part of the refurbishment even if just externally.
- Involve residents in the proposals for design and construction of the refurbished and new homes
- If there is a decant, ensuring that residents remain on the estate, the decant period is short and all expenses are paid.
- Ensuring that residents in inappropriate accommodation receive a new home that meets their needs.

Approach 3

To achieve an acceptable version of Approach 3 the main issues are:

- Keeping the community together, protecting Private Tenants from becoming homeless. If building new homes, the Council should consider setting up its own private housing provider to meet the long term needs of Private Tenants.
- Many existing tenants want to move into a new home – and all existing homes – including those privately owned - should be refurbished and included in the works (see Approach 2)

- Involve residents in the proposals for design and construction of the refurbished and new homes
- Ensuring that residents in inappropriate accommodation receive a new home that meets their needs.

Purpose of the charter

This Charter has been developed to inform Milton Keynes Council of the concerns and aspirations of Fullers Slade Residents gathered through the RSG's engagement activities. It was presented to the Council at the July Regeneration Sub-committee Meeting in the form shown in this document and its Principles were accepted.

Now MKC have had time to look at the Charter in more detail, they accept it as a representation of resident aspirations and see it as the RSG's basis and guide for negotiations - it will be used as the reference for all negotiations going forward. The intention is that the Charter document will develop as regeneration progresses and aspirations will be transformed to clear, defined commitments.

There are some important issues listed in the Charter which MKC recognises it cannot meet in practice and, where this occurs, they are working to present alternative offers which they can commit to. Below are some of these alternative offers.