

Minutes of the meeting of REGENERATIONMK COMMITTEE held on WEDNESDAY
12 APRIL 2017 at 6.00 pm

Present: Councillor Wilson (Chair)
Councillors R Bradburn (Vice-Chair), Ganatra, Long, Marland, and
C Williams.

Officers: D Sharkey (Corporate Director - Place), L Ellen (Acting Service
Director [Housing and Community]), M Smith (Strategic Finance
Business Partner) and T Milner (Committee Manager).

Also Present: Councillors M Burke and Miles, D Gleeson (Managing Director
YourMK), 2 representatives from Tinkers Bridge Residents
Association, 2 representatives from Woughton Community Council
and 1 resident from Bradville.

Apology: Councillor Walker (Vice-Chair)

RC022 MINUTES
RESOLVED -

That the Minutes of the meeting of the RegenerationMK Committee
held on 20 July 2016 be approved and signed by the Chair as a
correct record.

RC023 DISCLOSURE OF INTERESTS

Councillor C Williams disclosed a personal interest as the Housing
spokesperson for the Liberal Democrats Group and as Chair of the
Housing and Community Committee.

**RC024 REGENERATIONMK - YOURMK PROGRESS OVERVIEW AND
BUSINESS CRITICAL FUNCTION UPDATES**

The Committee received an oral update from the Managing Director
YourMK in respect of YourMK Progress Overview and Business
Critical Function Updates.

The Committee received questions from Councillor Burke and four
members of the public during consideration of the item.

The Committee heard from the Managing Director YourMK, that a
meeting had recently being held with the Consultants to discuss
progress of the six Director appointments to YourMK Board. Three
of the appointments would be made by and represent Milton Keynes
Council, and three appointments would be made by and represent
the Mears Group. The Chief Executive (Mears Group) was likely to
be appointed as the Chair of the YourMK Board.

The Committee heard that the Council and Mears Group were
working towards making a significant announcement on 26 April

2017 in respect of the future business plan for Milton Keynes and details would outline where the regeneration plan would begin, in addition to advising the engagement of works, the naming of estates and the engagement timeline. The formal engagement process was due to commence in July 2017 and would run for an estimated twelve months.

The Corporate Director - Place informed the Committee that the Consultants have been working on the micro-site, which was almost complete in readiness for the recruitment to go live, and would possibly advertise after Easter. It was anticipated that the initial timeline of advertising would be six weeks with a view of having the appointments of the new Directors agreed by the end of July 2017.

The Committee noted the following points of interest and queries raised:

- Councillor Wilson reassured Councillor Burke that the Directors appointments to the YourMK Board were being handled appropriately and would be appointed by the Committee.
- The Managing Director YourMK indicated that the skill sets for the Board appointments should be complimentary amongst the skills required would include corporate governance, strong legal and financial knowledge, people/community focus along with leading on people focussed regeneration.

The engagement process for appointing the Directors to the YourMK Board has been comprehensive, it was important to ensure the right people will be in place for the success of the job. It was also important to ensure that the necessary tools were in place for keeping residents informed, with this in mind, specialist consultants will be in place helping with the communication process and liaising with the various residents groups.

- Councillor Marland indicated that once appointed the new executives of the YourMK Board would be accountable to the Council and Mears Group.
- The RegenerationMK Committee have a Terms of Reference (TOR), which indicates the functionality and remit of the Committee. Any scrutiny function for the Regeneration Committee was operated by the Housing and Community Committee. The Committee Manager was requested to incorporate the TOR on future agendas for 2017/18 Committee meetings.
- Councillor Marland indicted that as part of working on the master plan of what Regeneration Plans should look like, two specialist companies have been identified for inclusion on a Framework. The identified companies were specialist, very

skilled and experienced in their field and have shown the willingness for independence for Scrutiny to be undertaken.

- The stock data information of properties has been over-laid on maintenance schedules over the last three years.

The Managing Director YourMK reassured Councillor C Williams that he was mindful that residents would want to be heard. In addition of having small clusters of people working on the various estates, further permanent front-line staff would be in place, to deal with any potential queries and concerns that may be raised following the announcements by YourMK and the Council on 26 April 2017. He also reiterated comments made earlier by the Corporate Director – Place, that the announcements will advise and communicate the engagement of works, named estates and first major engagement timeline. Letters will be sent out to all affected residents and businesses between the dates of 27-29 April 2017, and the formal engagement process will commence July 2017 and run for an estimated period of 12 months. The YourMK website has also been updated to include Frequently Asked Questions to aid with queries (link to the website: <https://yourmk.co.uk/>).

- The Corporate Director – Place reassured Councillor Marland that there would be a formal and independent process to deal with the appointment of Advisors to residents, recognising that residents will want their Advisors to be independent of YourMK.
- Councillor Marland further reassured Councillors M Burke and C Williams and the Committee that it would be the Council's decision as to how Referendums would be held for each estate, and that each estate may have its own Regeneration Plan or may have different ideas being put forward of what was preferred or required. He reiterated that the Regeneration Programme was important to the Council although it was an exciting time for Milton Keynes, and that each project would need to be looked at very closely for viability, as the funding would come out of a scheme. Any profit made in respect of the regeneration would be re-generated back into YourMK, in order that YourMK could carry out further schemes.
- Councillor Marland reported that an illustrative graph had been drawn up that highlighted the costs of repairs up to 2026. Whilst there was a lot to take into consideration, and the possibility of different Referendum's being put forward along with the various options made available to the Council, it was important to try and satisfy the needs of all the residents and various communities and businesses within the

Borough, including private landlords of residential and commercial properties.

- The Managing Director of YourMK recognised that a significant number of people and residents were concerned about the communities in which they lived or worked.
- Councillor Marland welcomed the news provided by the Managing Director YourMK, that where possible, any offer made to an individual resident in respect of their own residence, would involve an individual engagement process as part of the offer. Full consideration would be given to those who worked different hours, or were home based, and/or had childcare or schooling commitments to ensure that they were accommodated.
- Councillor Marland informed the Committee that a new Service Director (Housing and Regeneration) had been appointed and would be fully involved in the regeneration process for Milton Keynes.
- Councillor Ganatra welcomed the news that the views of residents, businesses and communities would be taken into consideration in respect of any future Referendum's that may take place as part of the Regeneration Programme.
- The Corporate Director – Place reminded the Committee that YourMK was wholly owned 50% by the Mears Group and 50% owned by the Council. The Mears Group was making profit from the repair works and that any profit made from regeneration would be put back into YourMK, as advised earlier by Councillor Marland. The master planning companies would be responsible to make the plans, in consultation with the residents, and once finalised, all planning applications would go through the Council's planning process.

He also reported that one of the main responsibilities for the YourMK would be to undertake the costings for the various options and look at the affordability across all of the systems, in addition to reviewing the wider housing stock to ensure sufficient funds were available to keep the housing stock in a good condition on a long term basis.

The Managing Director YourMK concluded that undertaking the Regeneration Programme of the seven estates was really about helping the estates being more sustainable in the future and to help communities to prosper with better life chances and provide the foundation for better outcomes for communities. Additionally, by incorporating a social value strategic Key Performance Indicator as part of the Programme, information would be shared with residents and communities, whilst providing an opportunity to look at each community needs to deliver a bespoke solution.

Councillor Wilson thanked everyone for attending and for providing informative updates. He also re-iterated that following the announcement on 26 April 2017 that informal meetings would be held with the Committee to look at the best ways of taking the Regeneration Programme forwards in the interim period from 27 April to 31 July 2017.

RESOLVED -

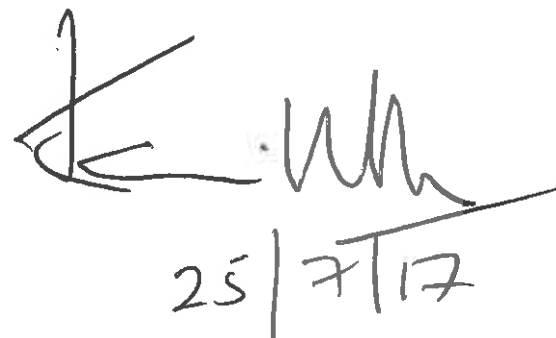
1. That the oral updates in respect of YourMK Progress Overview and the Business Critical Function be noted.
2. That the Chair and Vice-Chairs be appointed as an Appointments Sub-Committee, to appoint the three Directors to the YourMK Board.
3. That the Corporate Director – Place be requested to arrange a meeting between the responsible Cabinet member and the Appointments Sub-Committee.

RC024

DATE OF NEXT MEETING

It was noted that the next meeting of the RegenerationMK Committee was provisionally scheduled for Wednesday 12 July 2017, which might be held as a Sub-Committee meeting, with a further RegenerationMK Committee being scheduled for the end of July 2017.

THE CHAIR CLOSED THE MEETING AT 7.15 PM



A handwritten signature in black ink, followed by the date '25/7/17' written below it.