

Minutes of the meeting of the REGENERATION CABINET SUB-COMMITTEE held on WEDNESDAY 14 MARCH 2018 at 6.15pm

**Present:** Councillors Long, Middleton and O'Neill

**Officers:** M Kelleher (Service Director Housing and Regeneration), P Cummings (Head of Legal Services and Deputy Monitoring Officer) and S Muir (Committee Manager).

**Also Present:** D Gleeson (Managing Director YourMK) and circa 30 members of the public.

**RSC08 MINUTES OF MEETING - 14 FEBRUARY 2018**

RESOLVED -

That the Minutes of the meeting of the Regeneration Cabinet Sub Committee held on 14 February 2018 be amended as follows:

RSC 03 Bullet Point 7 "residents had concerns..." be deleted.

RSC 03 Bullet Point 9 be added "The Corporate Director, Place apologised to the residents that the word 'Options' had been used and indicated that in future they would use clearer wording."

RCS 06 Last Bullet point "Consultation at the Lakes Estate should be carried out with the residents of the areas to be included in the Regeneration projects." The words "Serpentine Court only as they were the ones that were affected" be deleted.

That the Minutes be corrected and brought back to the next meeting of the Regeneration Cabinet Sub Committee for signing.

**RSC09 DISCLOSURES OF INTEREST**

None were received.

**RSC10 ANNOUNCEMENTS**

Councillor Long (Chair) welcomed the members of the public and the representatives from the various Residents Associations and Residents Steering Group the Regeneration Cabinet Sub Committee.

Councillor Long also indicated that other formats of hearing questions from the public and representative groups could be explored, but recognised that questions were important.

In response to a question from Fullers Slade Residents Steering Group, Councillor Long indicated that it would be more appropriate for officer colleagues rather than elected members to attend

meetings between with the residents and their representative groups.

**RSC11**

**QUESTIONS**

(a) The Chair of Fullers Slade Residents Steering Group asked the following questions and highlighted that group's concerns:

1. The Regeneration Pause.

It was understood from Councillor Marland and Michael Kelleher's attendance at the Fullers Slade Residents Steering Group meeting on 31 January 2018 that the "pause" applied only to moving the date of the ballot and not stopping the process itself. From this, the Fullers Slade Residents Steering Group understands that the ballot is still planned for Autumn 2018. Please can you reconfirm that this is the case?

Councillor Long (Chair) indicated that the meeting on 31 January 2018 was not a decision making meeting but for Councillor Marland (Leader of the Council) to hear the views of the Fullers Slade Residents Steering Group.

The Service Director Housing and Regeneration indicated that:

- The ballot was pencilled in for the Autumn 2018 and that this would be resident led;
- A report was scheduled on the Council's Forward plan for the Cabinet meeting on 4 June 2018, "RegenerationMK" to consider how the process would be set out.
- As indicated by Councillor Marland (Leader of the Council) at the Cabinet meeting of 2 January 2018, (Minute C 109 refers), "the Cabinet recognised it was a community led project that progress had slowed and engagement and consultation with residents was being questioned. This was an opportunity to pause, reflect and ensure that the project was properly resourced to enable leadership and engagement by the residents".
- Regeneration has not been stopped but paused in order to ensure that residents are informed about all the issues involved e.g. How Council Housing is funded; How Council Housing repairs are managed, Residents understanding of the Housing Revenue Account.

2. It was understood from the Fullers Slade Residents Steering Group meeting on 28 February 2018 that the Council took the decision to withdraw the current options and bring the executive for regeneration engagement and decision back in-house (this no longer sits with YourMK). The decision was taken on the basis that residents were not happy with the approaches taken by YourMK. The Fullers Slade Residents Steering Group's view is that any critical decision that is driven by resident's views should be evidenced. This view also applies to the Council.
- Please provide evidence that demonstrates which residents / resident groups have been consulted by the Council in order to come to the decision?
  - Please explain why the views of the Fullers Slade RSG were not sought in the first instance nor since the Councillor and Officer attendance at our RSG meeting on 31 January 2018?

Councillor Long indicated that the Cabinet had taken a view that the engagement process was not working as well as had been anticipated. The process was a learning one for all concerned and the lessons learned from each project would be taken forward to subsequent projects.

The Service Director Housing and Regeneration responded that as indicated at the Cabinet decision of 2 January 2018, (Minute C 109 Recommendation 2(c) refers), that the Regeneration Cabinet Sub Committee was set up to review the financial implications of providing like for like replacement homes with the financial model being informed by the Housing Revenue Account Business Plan.

The Service Director Housing and Regeneration also indicated that based on his experience of other regeneration projects across the country, from the levels of engagement and the questions asked, it appeared that the understanding and knowledge that underpinned the decisions being made, need to be increased and therefore to have a ballot in March 2018 would have been too soon.

Question:

The Fullers Slade Residents Steering Group asked for clarity on the position on the comment about resident groups – whether the Council thinks it should be only one group and what the basis for this opinion.

Councillor Long indicated that it was not for Milton Keynes Council to decide how many residents groups there were on each estate, but that these groups should have discussions and agree which proposals should be taken forward, with one voice.

3. Question:

With reference to the Red Line Boundary, please clarify the red line boundary, how the ballot would be conducted and who would be included within it.

- Whether the red-line boundary has now been moved?
- Whether the council plans to extend it the boundary?
- The basis for this decision and evidence to support the change?
- How many of these residents consulted live within the red-line boundary area?

Councillor Long indicated that as far as he was aware, the Red Line Boundary came from the original Cabinet decision.

Councillor Middleton indicated that certainty of any decisions about the red Line Boundary was required.

The Service Director Housing and Regeneration indicated that he was not aware that the Red Line Boundary had been moved and would check the decisions for any changes about this.

4. Questions:

It was suggested by Councillor Marland at the Fullers Slade Residents Association meeting on 31 January 2018 and was also mentioned in the Regeneration Cabinet Sub-Committee minutes that the Regeneration Cabinet Sub Committee would like to include steering group representatives on the panel.

Please confirm that who would be included as a sub-committee resident panel member?

Please also clarify the situation regarding steering group representatives and why there has been no response from the Committee regarding inclusion on the mailing list.

Councillor Long indicated that co-option of non-voting members of representatives from each estate Regeneration Steering Group to the Committee should the Regeneration Sub Committee so wish, was

included on the Terms of Reference at the next item on the agenda.

5. Question:

It was understood by the Fullers Slade Residents Steering Group that the change of terminology (i.e. options) related back to consultation with residents and that this has also impacted on the withdrawal of options that have been consulted upon since November 2017.

It was further understood by the Fullers Slade Residents Steering Group that there were 4 options (including the no vote) with an additional option presented by the Chair of the Fullers Slade Residents Association that were being worked up for residents and YourMK to consider. Furthermore, the Group understood that residents, who originally were told that they were being consulted upon 'options' were being miscommunicated to and the offers/options were misinterpreted.

Please could the Corporate Director Place explain?

- What exactly was miscommunicated?
- What has been misinterpreted?
- Which residents/resident groups were consulted before withdrawing the options

Councillor Long clarified, in the absence of the Corporate Director Place, that any drawings that had been included at the working groups were examples to be used as a starting point of possible solutions that residents may wish to consider, and were not definitive options. This was the miscommunication that was referred to and was a learning point for the Council

6. Question:

The Chair of Fullers Slade Residents Association (FRSA) had been invited to give his views and an FSRA update on the regeneration. The Fullers Slade Residents Steering Group was surprised to hear that the Regeneration Cabinet Sub-Committee had sponsored the alternative option presented by the Fullers Slade Residents Association.

The Group also understood from the Chair of the Fullers Slade Residents Association that this was now 'the only option currently being considered by the Council' and also asked why the Chair of Fullers Slade

Residents Association had been instructed not to share this information with residents until Council had reviewed it. Please confirm.

Councillor Long indicated that it was not the case that the Regeneration Cabinet Sub-Committee was considering the option presented by the Fullers Slade Residents Association as the only option. The Cabinet Sub-Committee had not expressed an opinion about any solution that had come forward and did not favour any solution above any another.

The Service Director Housing and Regeneration clarified that the proposed solution from the Fullers Slade Residents Association was required to be externally validated by the Council's partners before it could be considered and that the Council had not asked the Fullers Slade Residents Association to not share the proposal with residents.

7. Questions:

- What is the position now with YourMK?
- Who will lead the regeneration process - YourMK or the Council?
- What is the current position with the Regeneration - is it still going ahead or has it paused completely?
- Who will be responsible for the regeneration going forward?
- Who will be the lead contact officer if it is no longer Kathryn and Lizzie at YourMK?
- When will the resident engagement restart?
- What will happen with the information that has already been communicated to residents? and
- How as a Council has the regeneration been allowed to get this far if it has been so badly conducted by YourMK?
- Why haven't there been any proper checks and balances (due diligence) by the council until now?

The Managing Director YourMK explained that some of the questions had been answered earlier but with reference to the other points:

- It was important to ensure that the framework was correct and that engagement with residents

was carried out in the way the Council expected and similarly in preparing how residents engaged with YourMK.

- The position at Fullers Slade was that of a holding pattern whilst still going ahead with the organisational plans for an expected ballot in the Autumn.
- YourMK was set up by Milton Keynes Council to deliver Regeneration and the Council was still statutory decision making body which set policy and frameworks.
- Kathryn and Lizzie were still leading on this.
- With reference to the information already collected, the Chair had already indicated that this was valuable for the residents on each estate to take into account when they agreed on a jointly developed solution. The residents and residents representative groups need to work together to develop a solution as one voice.
- With reference to the misinformation that had been conveyed to residents by the Council, it was for all to bring residents up to date on the current position.

The Service Director Housing and Regeneration also explained that some of the questions would be answered in the report scheduled for consideration at the 4 June 2018 Cabinet meeting which it was anticipated would set out the clear process for all Regeneration Areas, how the information would be communicated and how best to carry out the communication. Ideas from residents on the best ways to achieve meaningful Communications were welcomed.

**RSC12**

### **TERMS OF REFERENCE FOR REGENERATION CABINET SUB-COMMITTEE**

A draft set of Terms of Reference for the Committee was circulated at the meeting.

Councillor Long responded to questions and comments from the Tinkers Bridge Residents Association and other residents that the order of the proposed Terms of Reference be clustered together by subject and brought to the next meeting for adoption.

With regard to a question about when the Referendums at each estate would take place, Councillor Long indicated that these would be when the residents were ready to vote on the final agreed options.

With regard to a question about how the agenda for the Cabinet Regeneration Sub Committee meeting was arranged, Councillor Long explained that as Chair, he finalised the content with the Service Director Housing and Regeneration.

With regard to future items such as progress on other estates, Councillor Long indicated that reports updating progress at all the estates would be included at future meetings.

With reference to a question that officers and Directors of YourMK should be instructed and not "invited" "to contribute to the meeting as required, the Service Director Housing and Regeneration explained that as YourMK was a separate organisation to the Council, they could only be invited, however the point was noted.

**RESOLVED -**

That the order of the Terms of Reference be re-drafted and brought to the next meeting of the Cabinet Regeneration Sub Committee.

**RSC13**

**DRAFT MEETINGS PROGRAMME**

Councillor Long thanked the residents for attending the meeting and highlighting their issues and indicated that the next meeting was scheduled for 12 April 2018.

**THE CHAIR CLOSED THE MEETING AT 7.35 PM**