

Fullers Slade Regeneration

Frequently Asked Questions - FAQs



Fullers Slade regeneration - Frequently Asked Questions

Voting

When and where is the vote taking place?

- Across two days on 29 (2pm to 9pm) and 30 November 2019 (10am to 4pm) at the Rowans Centre.
- You must be registered and can only vote for one option.



What are the options?

- The three options are:
 - **Option 1** – no redevelopment, refurbishment or improvements
 - **Option 2** – refurbishment and infill
 - **Option 3** – refurbishment, infill and improvements

Where can I find more information before I vote?

- You will be sent a information pack in the post. Further information is available in the Park Hub and Rowans Centre or visit <https://www.milton-keynes.gov.uk/housing/regeneration-in-milton-keynes/fullers-slade-regeneration>

Costs

Will I have to pay more Council Tax?

- Council tax is based on the size, location and value of a home. Any changes will be subject to review by the Valuation Office.



How will Home Loss compensation affect my benefits?

- Compensation is not taxable, but may impact means tested benefits.
- If your home is demolished you will be entitled to a disturbance allowed to cover moving costs.
- Payments are disregarded by housing benefit if they are paid to cover damage, or loss of your home or personal possessions.

New homes



How big will the new homes be?

- Our space standards are larger than the model used for existing homes in Fullers Slade and larger than many other affordable homes in MK.
- The Residents Steering Group and community will be involved in shaping the design guide for Fullers Slade.

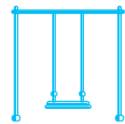
Parking



How will parking be managed through the options?

- **Option 1** – no changes to parking, including car ports
- **Option 2 and 3** – additional parking for all new homes. Refurbishment will be carried out to driveways and car ports.
- We are working with a transport consultant to ensure the best traffic solution for residents. Any new parking will need to follow guidelines set out in Plan:MK.

Community facilities



What community facilities will be provided?

- **Option 1 or 2** – no changes to community facilities, including Rowans Centre.
- **Option 3** – Spider Park will be extended to create space for a larger car park with new shops. All improvements will be developed with in consultation with residents.

Homeowners

If Option 3 is chosen, will we have to use the Home Loss payment towards the equity of our new home?

- If you are unable to make up the difference between the value of your existing home and a new home, we will offer you a shared equity option.
- You will be required to put the entire sum into the equity of your new home, but will be eligible for an allowance to cover moving costs.

Homeowners

Can you give us a valuation for existing and new homes now?

- We will only be able to offer valuations after planning permission has been obtained. Current values in the area can be found online.

Will homeowners have to buy in to the refurbishment?

- Leaseholders will be charged a minimum requirement for refurbishment and will be able to select the level additional refurbishment for which you will be charged for in accordance with your lease.
- Freeholders will not have to buy in and will be able to select what refurbishment they would like to buy in to.

Council tenants

Will I pay more rent if my home is refurbished or if I move to a new home?

- Yes, your rent will increase as the value of your house will be greater than it is at present. Council rents are capped at Local Housing Allowance (LHA).

Can I take my pets if I have to move?

- Owners have responsibility over their pets, but the council can offer support if required. Your tenancy agreement will remain the same.

When will Right to Buy stop?

- If Option 3 is chosen and your home is demolished, new and existing applications for right to buy cannot continue once an initial demolition notice is issued.

Will the new homes support disabled and vulnerable people?

- All new homes built by MK Council will be built to current standards which include being adaptable in the future due to age or disability.

Will regeneration address overcrowding?

- Yes, a Housing Needs Assessment (HNA) will be carried out to ensure residents homes fulfil their needs.

Can any kind of rent protection be put in place for private tenants?

- MKC cannot control the rent that private landlord charges. However, we are developing options to provide private tenants with an opportunity to rent from MKC or housing management company.

Refurbishment



If a council tenant is currently under-occupying their home and has to decant for refurb will they be forced to downsize?

- No council tenant will be forced to downsize if their home is refurbished. However, we do encourage residents to downsize if possible. MKC has a new downsizing policy that will apply here. Details can be found on: <https://www.milton-keynes.gov.uk/consultations/533>