

## Regeneration Scrutiny Committee

### Fullers Slade Regeneration Project

June 2020

#### Background

Following the community ballot in November 2019 in which 62% of all residents took part in, option 3 was chosen to deliver wide-scale regeneration of the Fullers Slade estate, including the construction of new homes and demolition of some existing homes. In order to deliver on this mandate, the next stage of the regeneration project is to develop a planning application for submission.

#### Spend Approval Requested

A team of professional consultants is required to prepare this planning submission. Based upon standard industry costs it is estimated that the cost of these services will be £1.43m. The START doc requesting this spend approval has now been approved by the Housing Programme Board (March) and Corporate Portfolio Board (June) and will seek final approval via a delegated decision in July.

#### Procurement Approach

Following discussion with procurement colleagues, it was agreed that utilising a procurement framework would expediate the process of appointing the design team and allow the current timeline to be met. After an assessment of available professional services frameworks, a delegated decision was taken on 9 June which recommended the use of Perfect Circle Professional Services Framework for this use.

#### Next Steps

- August 2020 – Consultants appointed following assessment exercise with Fullers Slade stakeholders
- March 2021 – Planning application submitted
- February 2022 – Start on site
- February 2027 – Project completion

*Dates are provisional and will be finalised once design team is in place.*

## **THE LAKES ESTATE REGENERATION PROJECT UPDATE**

June 2020

### **Background**

In November 2018, 93% of people in Serpentine Court voted to fully redevelop the estate. Since the vote, Milton Keynes Council has worked with residents and community representatives to develop detailed proposals in advance of submitting a planning application.

### **Planning Submission**

A hybrid planning application was submitted in mid-March 2020 for 589 dwellings and associated infrastructure, to be delivered in 2 phases:

- Phase A: for which a detailed application was submitted, will provide 308 units, retail / light-industrial space, plus a nursery, community hub and energy centre;
- Phase B: an outline application was at the same time submitted for Phase B, which includes a further 217 residential dwellings, an extra care facility of 64 units, along with retail space car / cycle parking and associated landscaping.

Due to the size and nature of the application it took some time for the planners to validate the planning application, but this was completed on the 3rd June 2020. It is likely that determination of the application will now happen in the late-summer.

### **Next Steps**

- Cabinet Approval: The Regeneration team is currently working on the procurement approach for contractor selection and on the detailed budget costings. A Forward Plan request has been made for the project to be submitted for Cabinet approval in September 2020.
- Estate Improvement Works: The submitted planning application includes certain environmental improvement works, such as landscaping and other public realm improvements. The Regeneration team is currently examining the possibility of excluding these from the main contract works and at whether this work can be carried out by MKC's Urban Design and Landscaping (UDLA) team, in conjunction with our own MKC preferred public realm contractors.

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