

Minutes of the meeting of REGENERATIONMK COMMITTEE held on WEDNESDAY 12 OCTOBER 2016 at 6.00 pm

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

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

Also Present: Councillor Miles, D Gleeson (Managing Director YourMK) and 9 representatives from Tinkers Bridge Residents' Association and one representative from Woughton-on-the-Green Residents Association.

Apology: Councillors Long and O'Neill.

RC05 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.

RC06 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.

RC07 YOURMK PROGRESS OVERVIEW

The Committee considered an update in respect of YourMK Progress Overview from the Managing Director YourMK.

The Committee heard that the Insight Report covered a strategic overview of works during the first six months of operation of YourMK that covered three categories, namely:

- (a) Your Repairs - Asset Development Strategy
- (b) Your Neighbourhood - Building Social Capacity
- (c) Your Homes - Development Management (in respect of first Council house building developments and assessment of feasibility housing development).

The Committee heard that the main building plan objective was to commission and deliver appropriate social housing units within a number of infill sites, and to progress the development opportunities

from feasibility study through to construction/completion stage. As part of this process, the first phase of works was looking to include Cripps Lodge, Serpentine Court and 5 sites identified within Milton Keynes, where the Council had proposed to deliver 44 council homes at an estimated cost of £8m.

It was reported that the announcement of the first Regeneration Programme would not be made available until April 2017, whereupon, identified areas and individual owners would have been fully consulted.

The Committee heard that work would be undertaken together with Parish and Town Councils, Milton Keynes Development Partnership and Council officers to identify green field and brown field sites for re-development.

The Managing Director of YourMK told the Committee that:

1. Information would be provided on the estimated cost of improvements under the current contract to aid comparison with the original works required;
2. The total inclusive cost of each new Council house dwelling was currently estimated at £180k;
3. Regeneration decisions could not be made at present for each individual asset, and that each asset would be looked at independently as part of the longer term investment plan
4. Once firm plans were in place, contract information regarding building social capacity would be circulated; and
5. It was proposed to consult with residents in an open manner, particularly in respect of providing reassurance on the regeneration of Cripps Lodge and Serpentine Court.

The Chair indicated that it was important for residents to feel reassured by the Council, that robust and thorough consultations would be undertaken with local communities in respect of the Regeneration Programme. The communication process would also aid certainty to ensure that the needs of individuals and communities were being taken seriously.

The Chair, on behalf of the Committee extended his thanks to the members of the public who attended the meeting, whilst acknowledging there was a great deal of uncertainty about the Regeneration Programme at present, he reassured those present, that there were no final plans in place and that there would be full and open consultation processes, by which residents would be fully informed, direct by the Council or via YourMK.

RESOLVED -

1. That the oral update and Insight report April to September 2016 be noted.

2. That the Managing Director YourMK be requested to liaise with the Legal Team in respect of the various plans as highlighted in the Insight report, prior to the ½ day Planning and Development Away Day.
3. That updated information on Cripps Lodge, Serpentine Court and Orchard House be circulated to the Committee.
4. That information on the comparison of contract improvements and social capacity, be circulated to the Committee.

(The Committee received questions from three members of the public - representatives from Tinkers Bridge Residents' Association and Woughton-on-the-Green Residents' Association.)

RC08 BOARD COMPOSITION (MILTON KEYNES COUNCIL/MEARS)

RESOLVED -

That the Board Composition be considered at the Committee's ½ day Planning and Development Away Day in November 2016.

RC09 JOB DESCRIPTION DEVELOPMENT

RESOLVED -

That the development of a Job Description be discussed at the Committee's ½ day Planning and Development Away Day in November 2016.

RC10 RECRUITMENT PROCESS AND TIMETABLE

The Committee heard from the Corporate Director - Place, who indicated that if the RegenerationMK Committee's responsibility was to consider the roles and recruitment process, he suggested that the item be discussed as part of the ½ day Planning and Development Away Day.

The Chair indicated that he hoped the ½ day Planning and Development Away Day would help consolidate future workings for the Committee and feedback would be provided to the next meeting. It was anticipated that the recruitment process would be agreed prior to January 2017.

RESOLVED -

1. That the recruitment process and timeline be updated in readiness for the Committee's ½ day Planning and Development Away Day in November 2016.
2. That following consideration at the ½ day Planning and Development Away Day a Recruitment process be prepared for consideration for recruitment at the next meeting of the Committee in January 2017.
3. That as part of the communication process, any outcomes from the Committee's ½ day Planning and Development Away Day in November 2016, in respect of the likely

recruitment process and timeline be circulated to the various Residents Associations affected by the Regeneration Programme.

RC11 BUSINESS CRITICAL FUNCTION

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

The Committee heard that it was anticipated that the Board's composition would shape the business going forwards, and continued success of the Board would not only be an asset, but complementary to the RegenerationMK Committee, where a broad range of skilled professional people would be expected to successfully deliver regeneration on a large scale in Milton Keynes.

The Corporate Director - Place, commented on the importance of not delaying the Project, whilst ensuring the recruitment process was in place by January 2017 in order to meet the target of appointing three members by the Council, along with three appointees from the Mears Group to the YourMK Board.

RESOLVED -

1. That the oral update on the Business Critical Function be noted.
2. That, the importance of appointing three Council representatives and three representatives from the Mears Group to the YourMK Board, by January 2017, be noted.

RC12 ASPIRATIONS FOR YOURMK

RESOLVED -

That the item be discussed as part of the planned Committee's ½ day Planning and Development Away Day in November 2016.

RC13 AWAY DAY PLANNING

The Chair informed the Committee that there had been difficulties in organising the ½ day Planning and Development Away Day ahead of the RegenerationMK's Committee meeting on 12 October 2016.

The Committee was reminded of the importance of the opportunity to consider the recruitment processes that would aid towards the advertising of, and future appointment of the Council's three representatives to the YourMK Board.

RESOLVED -

That information be provided to the Committee for the Committee's ½ day Planning and Development Away Day on 8 November 2016, from 2.00-5.00pm, by the Managing Director YourMK and Acting Service Director (Housing and Community).

THE CHAIR CLOSED THE MEETING AT 6.55 PM