

Briefing Note



FULLERS SLADE BALLOT

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Executive summary

Further to the Regeneration Cabinet Sub-Committee's decision on 12 September 2019 which agreed the arrangement for the ballot in Fullers Slade, this report summarises the outcome of that ballot and recommends to Committee that this is noted.

The majority of residents who registered to vote, voted for option three in the Fullers Slade regeneration ballot held across 29 and 30 November. This option is for new homes, refurbishment and estate-wide improvements.

1. Fullers Slade Pre Ballot Engagement

1.1 Since July 2017, a wide variety of methods were used to engage and involve residents and stakeholders in the development of the regeneration options for Fullers Slade. Engagement was led by the Council's regeneration team, the Fullers Slade Resident Steering Group and PPCR, the Independent Resident Advisors. Of the 453 households, 384 (85%) have been engaged i.e. there has been an exchange of information or ideas about the regeneration of their area.

2. Fullers Slade Ballot

2.1 The ballot took place on Friday 29 (2-9pm) and Saturday 30 (10am-4pm) November 2019 and was overseen by the Council's Election Team.

2.2 A total of 585 residents, homeowners and businesses registered to vote, of which 380 (65%) voted.

2.3 The votes recorded as follows:

Option one: No redevelopment: 110 votes (29%)

Option two: Refurbishment and new homes: 61 votes (16%)

Option three: Refurbishment, new homes and estate-wide improvements: 209 votes (55%)

2.4 Option three was declared the winner. This includes:

- 369 new homes – 94 (30%) of which will be truly affordable additional homes.
- We will be required to demolish 76 homes to facilitate improvements to the estate. Of the 76 homes to be demolished, 18 are privately owned owner occupiers and 58 are council owned. The number of homes demolished will vary as the detailed design is progressed and is subject to planning approval.
- Refurbishment of all council homes, with an option of improving private homes.
- A new community hub with shops, community facilities and an extended and enhanced Spider Park.

2.5 It is important to note that the exact numbers may vary as we go through detailed design in consultation with residents and the planning process.

2.6 We will ensure that residents remain involved in the process, and help us shape the planning application next year. We will work with the Resident Steering Group and other key stakeholders, to plan the engagement.

3. Financial implications

3.1 The Council will provide resources from the HRA to develop detailed plans, in consultation with residents, which will implement the principles of Option 3. The cost will be determined as plans are developed.

4. Communication

4.1 As a community led programme of regeneration a wide range of stakeholders will continue to be engaged and consulted to further develop and shape the masterplan and supporting policy. This process will ensure that the proposals are inclusive and reflective of the changing needs of each community. This will also add to compliance with the Equalities Act, and the Council's undertakings in this regard.

5. Portacabin

5.1 The portacabin has been provided as a community hub to enable engagement work on the estate. Although primarily approved in relation to the regeneration project, it can be utilised for other housing and estate based activities, including hosting residents meeting and acting as a hub for officers.

5.2 It was principally delayed due to the need to obtain planning permission and obtain a stopping order from Highways to stop a footpath. These provisions had not been considered in the initial proposals and project plan.

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