



Minutes of the meeting of the REGENERATION SCRUTINY COMMITTEE held on THURSDAY 11 JULY 2019 at 7.00 PM

**Present:** Councillor Baume (Chair)  
Councillors Baines, Cryer-Whitehead, Exon, Nazir, Petchey, Rankine, Trendall and Wilson

**Officers:** M Kelleher (Director, Housing & Regeneration) and R Tidman (Overview and Scrutiny Officer)

**Also present:** 13 members of the public

**Apology:** Councillor Long and Councillor Walker (substituted by Cllr Rankine)

**RG04 DECLARATIONS OF INTEREST**

Councillor Baines advised that he was a tenant in a Milton Keynes Council property.

**RG05 MINUTES**

RESOLVED –

1. That the Minutes of the Committee's meeting held on 15 May 2019 be approved and signed by the Chair as a correct record.

**RG06 CHAIR'S INTRODUCTION**

The Chair welcomed members of the Committee and the public to the first meeting of this Committee. She explained the purpose of a scrutiny meeting and the Terms of Reference for this Committee and set out the time limits on public speaking.

**RG07 REGENERATION PROGRAMME LIFE CYCLE**

**Witness: M Kelleher (Director of Housing and Regeneration)**

The Committee received a presentation from the Director of Housing and Regeneration setting out an example of a regeneration programme lifecycle. A member of the public representing Fullers Slade also spoke, setting out how an alternative, resident led programme lifecycle would work.

Questions from the members of the public and Committee members centred on an understanding of the amount of information that would be provided at a pre-ballot stage. In response to questions the Committee were advised that:

- (a) the information that would be available pre-ballot was the costing of the offer to residents, indicative costs of the options, traffic impact assessments, dwelling numbers, potential designs/models; indicative site layouts, the costs of refurbishment offers and the ballot rules;
- (b) this phase had taken longer at Fullers Slade due to the 'strategic pause' and the fact that Serpentine Court was a more 'contained' issue;
- (c) any decision to delay the ballot would have to be resident led as officers were working to timeframes in the Council Plan;
- (d) information about current council housing designs and site visits to newly built council houses could be organised for residents if requested;
- (e) any changes to the Regeneration Strategy would not impact on the process too much. The Council's ambition was to work with residents to improve their areas and was an individual conversation with each area;
- (f) regeneration needs to address non-housing matters such as education, employment and health;
- (g) information needs to be made available to residents in a timely manner and should be as accessible as possible.

RESOLVED –

1. That the Director of Housing and Regeneration and those members of the public who spoke be thanked for their contribution to the Committee's discussion of this item.
2. That the Cabinet member for Housing and Regeneration be asked to ensure that as much information as possible is available to residents as soon as practical and in an accessible format in advance of a ballot, with the following being provided as a minimum:
  - a. Stock condition reports;
  - b. Indicative estate layout, estimate of dwelling numbers and costs of the development;
  - c. The ballot rules;
  - d. The offer to residents for those moving into a new home and those staying in a refurbished one including costs and illustrations;

- e. Potential house designs/models including minimum specification of a modern Council house;
- f. The timeline for Fullers Slade up to the ballot; and
- g. Traffic management/impact surveys.

**RG08**

## **REGENERATION MK 2030**

### **Witness: M Kelleher (Director of Housing and Regeneration)**

Due to the absence of the Cabinet member for Housing and Regeneration, the Chair suggested that the Committee discuss those matters that they would like the Cabinet member to take into account when considering changes to the Regeneration MK 2030 Strategy.

The discussion between the Committee and the members of the public identified the following areas of concern:

- a. the Council should be working better with residents' associations;
- b. that there should be no reduction in the Council's regeneration ambition;
- c. the updated strategy should refocus on all issues around regeneration including improving education, employment and health;
- d. the Council has lost the trust of residents within regeneration areas and they must address how they win this back; and
- e. the updated strategy should be signed off by full Council.

### **RESOLVED –**

1. That the Director of Housing and Regeneration and those members of the public who spoke be thanked for their contribution to the Committee's discussion of this item.
2. That the Cabinet Regeneration Sub-Committee be asked to confirm to the Committee if it accepts that regeneration can no longer be treated as one large project across Milton Keynes, but as three projects, all requiring good communication and specifically that the Council will ensure that:
  - a. with regard to the Lakes Estate – the involvement of the whole estate and delivering on the promises to residents of Serpentine Court;

- b. with regard to Fuller Slade –all residents have the information needed to make informed decisions and that the options are clearly and fully presented; and
  - c. with regard to the refurbishment of Council houses – residents are informed of what can be expected and the timescales for the work.
3. That the Committee is of the view that the revised Regeneration Strategy should:
- a. ensure that there is no reduction in the Council’s regeneration ambition and that the Council should ensure that its vision for regeneration looks further ahead in time and scope;
  - b. facilitate really effective communication between the Council and residents;
  - c. ensure that there is a focus on areas of multiple deprivation and an emphasis on the ‘non-housing’ elements of regeneration;
  - d. ensure that the trust between the Council and residents is restored;
  - e. be signed off by full Council;
  - f. ensure that there is a standardised approach to gathering data from residents, for example in canvassing for regeneration options; and
  - g. ensure that younger voices are able to be heard as part of the regeneration process and they are entitled to vote when a ballot is held.

**RG09**

**REVIEW OF THE ‘BIG CONVERSATION’**

**Witness: M Kelleher (Director of Housing and Regeneration)**

The Committee was advised of the background to the ‘Big Conversation’. The Committee considered it would be helpful if the recommendations from the Community and Housing Scrutiny Committee were referred to this Committee so they could review whether the recommendations had been addressed.

**RESOLVED –**

1. That the Director of Housing and Regeneration and those members of the public who spoke be thanked for their contribution to the Committee’s discussion of this item.

2. The Committee requests:
  - a. That the original recommendations on the 'Big Conversation' made by the Community & Housing Scrutiny Committee should come forward to the Regeneration Scrutiny Committee for the Committee to ensure the recommendations are being addressed.

**RG10 REGENERATION SCRUTINY COMMITTEE 2019/20 WORK PROGRAMME**

The Committee discussed the items for the 2019/20 Work Programme put forward by the Planning Group and made a number of suggested amendments.

RESOLVED –

1. That the suggested items for the 2019/20 Work Programme be noted and
  - a. That the Committee considers it essential that it is able to scrutinise the proposals for the Fullers Slade Ballot prior to the ballot taking place;
  - b. That if necessary a special meeting of the Committee be held to consider the draft new Regeneration Strategy; and
  - c. That the Director of Public Health be invited to a future meeting of the Committee to set out how Public Health will address and improve the discrepancy of life expectancy and other health determinants between regeneration areas in Milton Keynes and their neighbours.

THE CHAIR CLOSED THE MEETING AT 20:50