

Tinkers Bridge Residents' Association

Meeting Place, Marshworth

27 April 2017



Present: John Orr (Chair) Lesley Berry (Secretary), Paul Hurcombe (Vice-chair), Ron Ellis, Bill Fuller, David Lee, Jenny Hathaway, Derek Weller, Neasham Galloway, S Hegarty, Tina Douglas, Nicky Johnson, Cliff Green, J Voldemars, Barbara Willis, Bianca Bendig-Ceesay (Fullers Slade RA), Sarah Palmer (WCC), Lizzie Brown (YourMK), Anne Bircham (YourMK)

Apologies: Sheila Taylor, Terry Weller, Rosemary Englander

		Action by whom
1	<p>Presentation on Regeneration by Lizzie Brown and Anne</p> <p>On Tinkers Bridge, this will start in 2020 with architects and Master Planners setting up workshops and training sessions. Stock condition surveys have been done in order that the necessary work can be carried out on Council properties that need it.</p> <p>Private home owners will also be spoken to about their future prospects.</p> <p>Question and answer booklets (Frequently Asked Questions), and a YourMK annual insight report were distributed.</p>	
2	<p>Questions and answers to Lizzie and Anne</p> <p>100/200 homes will be built for council tenants</p> <p><u>Right to Buy:</u> This is still possible, but clarity is needed on the requirement to not then sell for 5 years, if the house is bought for regeneration</p> <p><u>Private owners:</u> If purchased for regeneration, allowance should be made for any drop in prices due to regeneration. There is no current evidence of house prices being depressed in these estates</p> <p>Can land that has previously been purchased under a CPO be purchased again under a new CPO? Lizzie to investigate. Legal terminology may be important in this area.</p> <p>Overall Plan for estate. Ron Ellis argued that this should be done now to avoid further years of uncertainty for estate residents. It was pointed out that David Gleeson (MD of YourMK) had promised the full order of the estates would be published by the end of April. No date has been given for the completion of work on the estates. All the engagements on the Woughton estates will begin at the same time.</p> <p>Assurances are needed that we will not be demolished so that residents can plan for the future.</p> <p>If rebuilding at a higher density is planned, where are the plans for the</p>	

	<p>additional infrastructure for education and health?</p> <p>If only people on the electoral role vote in the referendum, others are left out (an example of a family with little English was quoted). Some means is needed to include such people.</p> <p>There will be an independent advisor for each of the estates to provide expert guidance to the residents. The Residents' Association wants to be involved in the selection of this advisor.</p> <p>John Orr asked why we were having regeneration. Lizzie replied that the program is looking at the state of the Council housing. It is not possible to keep repairing the houses because of the cost. The total rents that come in do not cover it.</p> <p>John asked for greater clarity in this area – there has been 40 years rental income, so where has it gone? The houses cost £10,000 to build. And are now worth £150,000. The houses have been paid for 4 or 5 times over.</p> <p>Nicky Johnson requested results of the stock condition survey</p> <p>The current validity of the data on deprivation indexes was questioned by Ron Ellis. David Lee stated that 2015 data was available on a web site (http://dclgapps.communities.gov.uk/imd/idmap.html) which showed that Tinkers Bridge was grouped with the southern part of Netherfield, and we were in the top half of the “Living Environment” (<i>probably top 20%</i>). He asked if that would continue post regeneration, and Lizzie replied that she hoped so!</p> <p>John Orr questioned the relevance of us being in the bottom 15% of the deprivation indexes, as there will always be a bottom 15%, probably more affected by quality of employment than by the housing standard. Anne responded that disability or mental health sufferers are not always correctly captured in the figures. Such people are still valued members of the community, and everybody should get round the table and should be heard.</p> <p>Ron Ellis questioned what would happen to people living in single rooms. The response was that, if they are eligible for council rehousing, they will receive such housing. David Lee questioned when, given the council's current shortage of housing which forces considerable expense on temporary accommodation for people the council must legally house, a sufficient housing supply was expected to meet such needs. Lizzie responded that the council is looking at these needs, but private tenants will not be rehoused by the council.</p> <p>Council tenants being rehoused will be assessed to ensure they are in the right sized property. (<i>This implies downsizing if the kids have moved out</i>)</p> <p>John Orr ask if an assessment had been down of the carbon footprint or environmental impact of regeneration, pointing out the existing housing was fairly “green”. Lizzie took this as a point for further investigation.</p> <p>John Orr asked about compensation for council tenants who have upgraded their homes. Lizzie responded that this is being investigated.</p>	
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	<p><u>Council house demolition</u> – what happens? The tenants will be moved to a temporarily built area first and then back to Tinkers Bridge if they wish</p> <p>If privately owned homes are purchased for the regeneration project at a cost below that of a suitable replacement home, a shared ownership scheme is being proposed, where the home owner would own a proportion of the new house, with no rent charged on the remaining portion, and only receiving that proportion of the property's value when it is eventually sold. More details are expected on this proposal, which Nicky Johnson described as the first somewhere near sensible proposal she had heard for home owners.</p> <p>John Orr raised council house maintenance. Before regeneration started, the council houses were maintained, but this appears to have stopped when regeneration was first proposed. They need to be put into a decent condition, and the way of maintaining them restored.</p> <p>Ron Ellis requested a summary of the items which Lizzie was taking away to investigate, which was</p> <ol style="list-style-type: none"> 1. Right to buy continuation with minimum ownership period of 5 years 2. Monitoring and compensation if house prices plummet due to regeneration 3. Can CPOs be issued twice? 4. David Gleeson's promise of the full order of the estates by the end of April. 5. HRA spending 6. Carbon footprint 7. Results of stock condition survey 8. Air quantity 9. Compensation for council tenants who have improved their home <p>Lizzie and Anne left the meeting at the close of this section</p>	
3	<p>Regeneration discussion</p> <p>There are grants available to be had</p> <p>Some of the surveys have not been done properly</p> <p>Our houses are structurally sound</p> <p>We need to watch what is happening on Fullers Slade and be ready to assist where we can</p> <p>What happens to any profits from any re-building – would it go to Mears (<i>Apparently both Mears and MKC can take a maximum of 1% from YourMK; however Mears is a commercial company, so needs to make a profit for its shareholders</i>)</p> <p>Council are saying that we die 10 years younger (<i>6.6 years for males and</i></p>	

	<p>5.7 years for females according to https://www.milton-keynes.gov.uk/social-care-and-health/draft-2015-16-jsna/draft-2015-16-jsna-health/2015-16-draft-jsna-life-expectancy, “up to 12 years” in the YourMK FAQ) and that we have high unemployment (4.1%, MK average is 2.5%, UK average is 4.8%)</p> <p>We are educationally deprived (GCSE achieved in Milton Keynes 2014/15 has figure of 54.1%, against national average of 57.3% for pupils getting 5 A*-C [PHO Life expectancy milton keynes 2016])</p> <p>Mears data is out of date</p> <p>Dave Lee had attended the regeneration drop-in at Netherfield, where he had raised with Lizzie Brown Regeneration also including “People” (“People, Place, Prosperity”), so within that remit, they should care about the quality of Meeting places, and be active in improving such facilities. He suggested TBRA could usefully pursue this link for our meeting place.</p> <p><u>Regeneration Watch MK</u>. At present this is a Facebook page and group (https://www.facebook.com/groups/362911580761889/) set up by John Orr. It is to enable the seven regeneration estates to work together. An original public meeting is expected in May. David Lee suggested the following two motions, but no vote was held on them:</p> <ol style="list-style-type: none"> 1. That TBRA make some funds available to Regeneration Watch, possibly £150 representing about £0.50 for each house on our estate 2. That TBRA publicity resources (newsletter, Facebook, and similar) are used to assist Regeneration Watch <p>Fullers Slade Residents Association invited us to their event on 24th June, 12:00 – 16:00</p> <p>Homeowners should consider putting an uplift clause into their selling requirements.</p>	
4	<p>Other business</p> <p>WCC – Sarah Palmer invited all to the annual Parish meeting at 6:00pm on 8th May, at the WCCC hub in Coffee Hall.</p> <p>There will be a Health and Wellbeing event on 23rd May at Netherfield</p> <p>Time was insufficient for any other items from the agenda</p>	
5	<p>Next meeting</p> <p>The meeting closed at 9 pm</p> <p>The next meeting is on 25 May 2017</p> <p>The next working group meeting is on 10th May at 7.30.</p>	

2 corrections added to draft version : Nisheam to Neasham, “30 to 40” to “3 to 4”