



## Bletchley and Fenny Stratford Town Council

### **Minutes of a meeting of Bletchley and Fenny Stratford Town Council held at Bletchley Library, Westfield Road MK2 2RA on Tuesday 4 September 2018 beginning at 7.30 pm**

- Present:** Cllrs Samantha Browne, Keith Ely, Ron Haine, Ed Hume, Ethaniel Kelly-Wilson, Angela Kennedy (Chairman), Michael McDonald, E'amonn O'Rourke, Sean Porter, Mohammed Rohim and Lewis Webster
- Absent:** Cllrs Mohammed Arshad, Richard Graham (Vice-chairman), William Hewitt, Wajeeha Khan, Peter Kuling, Linda Reeves and Shirley Rolfe
- In attendance:** Seventeen members of the public. MKC Ward Cllrs Emily Darlington and Alan Rankine. Kathryn Eames, Head of Regeneration, MKC and Michael Kelleher, Service Director Housing, MKC and Delia Shephard, Town Clerk.

#### Min Ref

- FC18/19-161 **Apologies for Absence**  
Apologies for absence had been received from Cllrs Arshad, Graham, Hewitt and Rolfe. Apologies for absence had not been received from Cllrs Khan, Kuling and Reeves.
- FC18/19-162 **Declarations of Members' Interests**
- i Pecuniary interests – Cllr Hume declared a DPI in agenda item 8 East West Rail Link Proposed Order because of his employment by East West Rail
  - ii Other interests – None
- FC18/19-163 **Public Speaking Time**  
A member of the public asked why Serco's contract for parking enforcement had been renewed for the next 9 years and made the assertion that no parking wardens had been out in Bletchley doing their jobs. The Chairman responded that the Serco contract was with MK Council not the Town Council but the question would be directed towards them.
- FC18/19-164 **Minutes of Previous Meeting**  
It was **RESOLVED** to approve the minutes of an extraordinary meeting of Full Council held on Tuesday 14 August 2018 as a correct record of proceedings.
- FC18/19-165 **Regeneration of Serpentine Court and Community Engagement of the Lakes Estate**  
The Head of Regeneration from MKC presented feedback on the engagement which had taken place with residents of Serpentine Court and across the Lakes Estate during the development of proposals for regeneration in the Lakes. A written progress note had been supplied and was tabled which outlined both the engagement from September 2017 to the present date and future plans for continuing engagement. The focus of the engagement had been on those who were most directly impacted (ie those residents or businesses within the red line regeneration area) and the target of 80% engagement with these households had been achieved since September 2017 (89%). Any information exchanges with residents during the ongoing Options Week were not included in these engagement figures. Also wider engagement with those residents outside the red line regeneration area had taken place since September 2019 by word of mouth, social media and website information, letters leaflets,



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drop-ins at Spotlight and direct contact with TPAS and the engagement team etc. There had been 8 public events on the development of the master plan and in addition since September 2017 and there had been engagement with 99 residents from outside the red-line area. Wider stakeholders eh schools, health services etc had also been involved via the Stakeholder group. Specific youth engagement was currently being undertaken to ensure that 16-18 year olds were targeted before the ballot.

A member of the public asked when residents of the wider estate would be consulted and noted that not all residents had been leafleted about the Options Week expressing concern that there would be a loss of services/facilities as a consequence of the regeneration proposals ie loss of green space, play areas etc. There was no scope for residents outside Serpentine Court to say anything about the loss of the play area at the Options Week or the road through the estate. The Head of Regeneration responded that three options had been put forward for redevelopment (one of which was no redevelopment) and they had been developed through the 8 public events mentioned previously which included feedback from residents outside the red line. There had been input and opportunity for residents to give input already but she noted her commitment to involve residents, schools, college etc in an appropriate play strategy and work on redevelopment or re-provision of the play area if any of the existing provision was removed as any planning application went forward. Ms Eames expressed surprise that the leaflets advertising the Options week might not have been received by all households as delivery had been arranged to the whole Lakes estate and confirmed that if anyone wanted to express their views her team was available on the estate and would listen to any comments made. The Director of Housing added that the council was committed to listening and to hearing what local people wanted to say. He reaffirmed the commitment to involve residents in the play strategy process and wanted to hear from residents if they felt the options proposed were not in conformity with the Neighbourhood Plan. In the first instance he suggested communication with Ms Eames' team and if anybody then wanted to speak to him his email and telephone number were available.

Members of BFSTC expressed their views and noted that residents did seem concerned about potential loss of green space during the construction period. Another concern was the maintenance of the existing buildings during the planning/ construction period albeit that the buildings would eventually be demolished and ongoing maintenance once new homes were constructed. The Head of Regeneration confirmed that the Warren green space would not be used during any construction period and building work would be phased and done as sensitively as possible but unfortunately it was impossible to avoid any disruption and inconvenience. The Service Director confirmed that regeneration estates were not excluded from investment, repairs and maintenance. The Council was currently developing its RHA business plan for the next 30 years and more specifically for the investment programme for the next 5 years. The maintenance programme would be discussed at Cabinet in December as part of the budget setting process and this would be a transparent and open process. At that point the council would be able to say very clearly which estates in would be investing in, what work would be done in those estates and this would include the Lakes. Serpentine Court was being invested in at the current time eg fire doors and fire safety was being improved. Investment in properties would not stop until a demolition order had been served. At this point a number of things would happen eg suspension of right to buy and at this stage



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only health and safety work would be undertaken but until the demolition order was made (by cabinet in a transparent process) the council would continue to invest in its priority estates. It was not possible to specify the timescale between any demolition order and moving council tenants to alternative accommodation but the council would want to keep this as short as possible. The Head of Regeneration confirmed that regeneration work would be phased and community space and facilities would be prioritised so that social infrastructure did not follow behind housing regeneration.

The Chairman thanks the representatives of MKC for their attendance.

FC18/19-  
165.i

### **Minutes of Committee Meetings**

It was **RESOLVED** to note the draft minutes of a meeting of the Finance & Planning Committee held on 21 August 2018. It was further **RESOLVED** to follow the Committee's recommendation and opt to tax 76-78 Queensway with effect from 1 October 2018 and to instruct DCK Accounting Ltd to make the appropriate application to HMRC and handle any queries arising on behalf of the Town Council.

It was **RESOLVED** to note that a meeting of the Newton Leys Pavilion Committee due to be held on 28 August 2018 was inquorate and could not proceed.

FC18/19-  
166.i

### **Funding Applications and Community Grant Applications**

A request had been received from Thames Valley Police for funding to cover four Police Community Forum meetings at Bletchley Library over the next 12 months in the sum of £180.00 (£45 per meeting) on the basis that this is the best available venue for such meetings and that Thames Valley Policy has no funding available for room hire for this activity. It was unanimously **RESOLVED** that the Town Council would pay for the rental of the room for the next 4 meetings up to £180.00.

FC18/19-  
166.ii

An evaluation report and an application for extension of original funding to Better Futures Forever Pilot Project had been received and were discussed. Representations were made by Sue Payne, Chairman of the Warren and the BFF group introducing the evaluation report of the original pilot and requesting an extension of funding to allow the pilot to continue for a year. Half the funding had been secured from MK Council and an application had also been made to MK Community Foundation for funds to develop a coffee bar in the Warren.

Councillors expressed their appreciation for the work which had been done during a short time and the outcomes achieved. The Clerk advised that the Town Council has also been approached by Community Action MK with regard to development of work done under funding from The Local People's Project (funded by People's Health Trust via Youth Sports Trust) in the Lakes and Newton Leys. Broadly the aims of this project were to increase activity and mental health of young people and there appeared to be some scope for BFF to work with The People's Project as they shared similar goals.

A councillor expressed concern about the high administration, cleaning and rent costs in the application and noted that overhead costs of this sort did not usually attract grant funding – 33% of the application was about funding the Warren. Whilst there was interest in funding the work a lot of the funding was about the premises. The Chair of the Warren said that they had



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included a percentage of the building's running costs in the application which was based on the hours which the project took up in the Warren building. The Warren had experienced many cuts in funding in recent years and could not afford to keep going without charging for the use of its premises. However, the councillor suggested the costs should be calculated on an hourly basis and the Warrens should not be expecting the Town Council to fund 60% of the Warren's annual utility bills and asked for more clarity and further information on the costs and overheads.

Following further debate it was **RESOLVED** to make a payment of £3,000 to allow the pilot to continue in the interim and to look again at the application for the balance of the £14,841 (ie £11,841) at the next full council meeting October when more information should be provided about linking up with other projects with similar goals and further clarity should be provided about the overhead costs at the Warren.

FC18/19-  
166.ii

A request for a grant in the sum of £1,700 from the Polish Family Centre CIC to hold a Dumpling Festival in Stanier Square on 15 September had been withdrawn from the agenda because further information was needed.

### FC18/19-167 **East West Rail Link Proposed Order**

*(Cllr Hume left the meeting and took no part in this item of business.)*

Members noted the application which has been made by Network Rail Infrastructure Limited to the Secretary of State for Transport for an Order under sections 1 and 5 of the Transport and Works Act 1992 to provide for the construction, operation and maintenance of a railway between Bicester and Bedford; Milton Keynes and Aylesbury to facilitate the operation of new passenger services between Oxford and Milton Keynes and Aylesbury and confirmed their strong support for the development of the East West Rail Link.

It was **RESOLVED** to make a representation to the Secretary of State for Transport by 7 September 2018 endorsing and supporting the proposed TWAO for the reasons previously given by the council on many occasions.

*(Cllr Hume re-joined the meeting and Cllr Porter left the meeting room.)*

### FC18/19-168 **Remembrance Sunday Commemorations**

A report on plans for a wreath laying ceremony and commemoration of Remembrance Sunday 2018 at Bletchley War Memorial and details of road closure, amplification and associated costs had been circulated in advance of the meeting. Discussion followed about the importance of holding a respectful and dignified ceremony. *(Cllr Porter returned to the meeting.)*

It was **RESOLVED** that

- i a road closure would be arranged on Queensway from Princes Way/Lennox Road to its junction with Victoria Road at a cost of £600.00 though no lead vehicle would be needed
- ii the wreath laying ceremony would be preceded by a silent walk from Queensway to the Memorial
- iii the Methodist Minister from Queensway Methodist Church would conduct the



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- ceremony and only she and an Islamic faith leader would speak at the ceremony during which names of the individuals on the war memorial would be read out
- iv no political representatives of the community eg the Mayor of MK, the Chairman of the Town Council and etc would speak but would lay wreaths only and this would be followed by the playing of a recording of the Last Post and the quotation for amplification equipment from company one in the sum of £100 would be accepted
  - v Bletchley Freemasons would provide refreshments at the Masonic Hall after the ceremony

FC18/19-  
169.i

### **Newton Leys Pavilion**

The clerk gave a brief update report on progress with development of Newton Leys Pavilion and pitches confirming that no decisions could be made on work due to be undertaken by the NL Pavilion Committee on 28 August 2018 as there had been no quorum. The practical completion date for the building was 4 October 2018 and taking into account snagging and transfer the Town Council expected to be in the building before Christmas 2018 though the pitches would not be ready for transfer until later in 2019. MKC had confirmed it did intend to undertake final inspection of the build against the S106 specification and therefore the clerk recommended that a suitably qualified professional was appointed to undertake this work on behalf of the Town Council. It was agreed that quotations should be obtained from individuals with suitable professional indemnity.

FC18/19-  
169.ii

The Chairman of the NL Pavilion Committee confirmed that he and officers had visited the new building which was a wonderful facility which would add value to the community and the council. He went on to introduce a draft policy statement and financial information (including draft budgets and hire charges) and confirmed that preliminary negotiations had taken place with the pre-school provider at the Community Centre. Considerable work had been put into planning the draft policy, it was recognised that this would continue to evolve with developments but represented the council's initial position and policy approach to the new building. A draft budget for the year up to 1 April 2019 had been provided with details of fit out costs already incurred up to 18 August 2018. (A draft budget for 2019/20 was also provided for guidance but this would be approved with the Council's overall 2019/20 budget and was subject to change.) Hire charges would necessarily be higher than at the existing Community Centre and a different basis of charging was proposed based on a community rate and a private (or standard) rate rather than the charity/business use rates in force at the Community Centre. Discussion followed on the charges and likely usage of the new building in comparison with the existing community centre.

It was **RESOLVED** to approve the draft policy with all reference to "private rate" replaced by the words "standard rate".

It was **RESOLVED** to approve and adopt the draft budget for the year to 31 March 2019 as set out in the papers.

It was **RESOLVED** to delegate approval of the terms of the hire agreement between the preschool and the Council to the Finance Committee (which was due to meet on 18 September 2018).

It was **RESOLVED** to approve rates of hire of the two halls up to 31 March 2019 as follows:



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	<b>Community Rate</b>	<b>Standard Rate</b>
<b>Community Hall</b>	£15.00 per hr	£20.00 per hr
<b>Sports Hall</b>	£20.00 per hr	£25.00 per hr

Other rates remained to be agreed.

(Cllr Webster left the meeting.)

FC18/19-  
170.i

### **Allotments**

The clerk gave an oral update report on progress with Newton Leys Allotments confirming that a date for legal handover and the start of tenancies could not be confirmed as there were issues which remained to be addressed eg the fence and gates to the site which were not satisfactory. The Council was continuing to put pressure on Taylor Wimpey's project management company to secure a realistic handover date as soon as possible. Cllr Kelly-Wilson declared an interest in this item of business as his name was on the waiting list for an allotment.

FC18/19-  
170.ii

A written report on allotment management and costs at Manor Fields, Orchardside and Larch Grove had been circulated in advance of the meeting. Cllr Kennedy declared a disclosable pecuniary interest as she was a tenant at Manor Fields. It was **RESOLVED** to note the quarterly report on maintenance, management and inspections.

FC18/19-  
170.iii

It was **RESOLVED** to approve revised terms and conditions of the tenancy agreement for all sites for the year beginning 1 October 2018.

FC18/19-171

It was **RESOLVED** that agenda items 12, 13 and 14 (i) and 14 (ii) be deferred to the next meeting of the council because of time constraints.

FC18/19-172

It was **RESOLVED** that that members of the public be excluded from the meeting during the consideration of the following item of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted which involved a legal dispute.

FC18/19-173

### **George Street Community Centre**

The Chairman reported that following receipt of legal advice it had been agreed to discontinue current legal proceedings and vacate the planned court date of 12 September 2018. Further information and decision making would follow at a future meeting.