

**Minutes of the meeting of Council held on  
Tuesday 21 January 2025, 7.30pm  
at the  
Oldbrook Centre, Oldbrook Boulevard, Oldbrook**

**This meeting was open to the public**

**Members Present**

Cllr L Adura	Cllr J Howard
Cllr O Cole	Cllr H Kakei
Cllr V Dixon	Cllr D Kendrick
Cllr R Golding (Vice Chair)	Cllr K Kent
Cllr B Greenwood (Chair)	Cllr D Pafford
Cllr J Hearnshaw	Cllr M Petchey

**In Attendance**

D Warner, Clerk to Council  
P Sullivan, Deputy Clerk

- 149/24 Councillor Tom Fraser**  
Following the recent death of Councillor Tom Fraser, the Chair of Council led Member tributes to Tom, acknowledging his dedicated work as a Councillor, his many local achievements and his contribution to the betterment of the community. The Chair then asked those present to stand and observe a minutes silence.
- 150/24 Apologies for Absence**  
Cllr P Halton-Davis – unwell  
Cllr K Kavarana – work commitment
- 151/24 Declarations of Interest**  
None
- 152/24 Minutes of the Meeting of Council held on 10 December 2024**  
The minutes of the meeting, having previously been circulated were approved as a correct record and signed by the Chair.
- 153/24 Public Involvement – Deputations, Petitions and Questions**

Five members of the public were present, no questions received.

**154/24 Chair's Report**

The Chair had nothing to report.

**155/24 Clerk's Report**

Further to the MKCC briefing report on the future of Woolstone Community Centre circulated before Christmas, the Clerk reported that there are more positive updates coming out of MKCC, with potential funds available to carry out a condition survey on the bell tower and capital support to address the heating issue once the relevant planning permission is obtained.

The Clerk has recirculated an email from NALC requesting feedback on the government survey on strengthening the standards and conduct framework. Please note that the response deadline is 2 February 2025.

**156/24 Ward Member Reports**

- i. Council is invited to receive any verbal Ward Member Reports.  
Cllr Pafford reported to a highways issue on Evans Gate to MKCC and received a response saying that it doesn't warrant repair.  
Cllr Pafford also gave his opinion on litter and parking in Fishermead and suggested a dialogue with MKCC and local business owners.

Cllr Kent shared a letter from the Buckinghamshire Air Ambulance service which confirmed that 2023 was their busiest year yet with over 3293 calls.

- ii. Council noted that no written reports have been received.

**157/24 MKCC Sale of Land proposals in Fishermead (Council Minute 140/24)**

Council received an update from Cllr Greenwood, following a meeting attended by Cllrs Greenwood and Petchey with a MKCC Officer and Cabinet Member in relation to the sale of land proposals at:

- Land at Pentewan Gate, Fishermead, Milton Keynes MK6 2ET.
- Land off Carrick Road, Fishermead, Milton Keynes MK6 2LS.

At the meeting a case was made for a hold to be put on the disposal of both pieces of land and work be carried out on the feasibility, particularly on Pentewan Gate, for it to be used for a medical facility. It is likely that this work will not start until after MKCC's forthcoming budget is agreed.

**158/24 To receive draft minutes (including recommendations) from Committees. Any Member questions arising from matters detailed in the minutes to be raised under the relevant Committee**

- a. **Minutes of the Planning, Infrastructure & Transport Committee**  
**Chair: Cllr B Greenwood**  
Council received the minutes.

**b. Minutes of the Estates Committee**

**Chair: Cllr R Golding**

Council received the minutes and resolved to ratify 2 items (i & ii)

**i. Draft Minute 70/24 i – Allotment Tenancies**

Committee considered and resolved to recommend to Council a change from the current fixed term (annual) tenancy agreement to an ongoing periodic agreement. Making the change to a periodic agreement would significantly reduce the amount of time and resource used in the annual renewal process.

**ii. Draft Minute 71/24 – Springfield Centre Disabled Parking Bay Provision**

It was resolved at the September 24 meeting of the Committee that a recommendation be made to Council that this project should not be pursued based on it being unfeasible with the project to potentially be revisited at a later date. This decision was ratified at the September 24 meeting of Council. An amount remains in the earmarked reserves for this project, as agreed at the November 24 meeting of Council. The associated planning permission for the development expires in June 2025.

Committee resolved to recommend to Council that the project is cancelled on a permanent basis.

**159/24**

**Sport England Place Expansion Investment**

Council noted that, in light of the need from Sport England for further clarification on the development phase application, the meeting of the MK Place Based Expansion Programme Board to be held on 16 January was postponed. An update will be provided at the February meeting.

**160/24**

**MKCC Review of Polling Districts and Places (PDR) & Community Governance (CGR)**

At their next full council meeting on the 22 January, MKCC will be asked to approve the commencement of a PDR and CGR. MKCC ward boundaries are currently being reviewed by the Local Government Boundary Commission for England, with draft proposals out to consultation, and final recommendations expected on 3 June 2025, ahead of all out elections in 2026. As the review concludes, new electoral geography for the City Council is a natural opportunity to review both our Polling Districts and Places, and Community Governance.

The reviews will start with an informal consultation which will involve sending out a survey to all parish and town councils on the 23 January asking for their views on their current electoral and governance arrangements. There will be a separate survey sent regarding the PDR.

Further information is in the attached report.

Council noted the information and will consider what response it might give to the consultation when it becomes live.

**161/24      Devolution Priority Programme**

Government has asked a number of Local Authorities, including Milton Keynes City Council, whether they would like to participate in the Devolution Priority Programme. The councillor information note attached summarises the principles of the programme, including the timetable for establishing Strategic Authorities and the powers available.

Council is invited to note that a joint letter of intent regarding the programme has been submitted by Milton Keynes City Council, Luton Borough Council and Bedford Borough Council, with a further letter sent separately by Central Bedfordshire Council.

Council noted the information.

**162/24      Community Hub – Working Group Update**

Council received a verbal report from the Working Group on their progression of the Community Hub project including:

- Contractors Report no.11
- Updated Project Programme
- Financial Statement Nr 6 as provided by Currie & Brown
- Post Contract Working Group Minutes 09

The Clerk reported that following the two-week shutdown over Christmas, the site is now busy again. There are considerable external works still to be done. The commercial kitchen is being fitted next week. Weather still has an impact, particularly to masonry works which cannot be done in low temperatures (sub 3 degrees). More labour has been brought in this week to help catch up. A weekly schedule is now being provided to keep us up to date. It is likely that Steele & Bray will ask for a further extension of time but currently handover is still 4 April.

Financial statement nr.7 was tabled at meeting. There is a time lag on production of the agenda pack, and this has been circulated so that statements are more relevant and not one month behind. The projection of anticipated construction cost is significantly different from statement nr.6 (approx. £10k) in that we have asked a figure to be included to reflect any other preliminary amounts so that we can more confidently apply to PWLB for a further drawdown of funds.

i.      **Community Hub Café – Café Operator**

There was a meeting last week with the preferred operator, who clarified availability when the building is ready. Work on heads of terms/lease continues and will be brought to Council for approval once finalised.

ii. **Charitable Trust Creation**

Nothing to report.

iii. **Public Works Loan Board (PWLB) Drawdown Facility**

The borrowing approval currently in place for the construction of the Community Hub is for an amount not exceeding £2,000,000. The approval expires on 19 March 2025. Council considered and noted the following:

- i. First tranche of borrowing (£1,000,000) was drawn down in December 2024, with a further £1,000,000 available to borrow ahead of the expiry deadline.
- ii. Second and final drawdown of borrowing to be initiated by the end of February 2025.
- iii. Subject to confirmation of the construction and fit out costs of the Hub at the time of the final drawdown, it is anticipated that total borrowing will be in the region of £1,400,000.
- iv. Borrowing repayments to commence in May 2025 and will be six-monthly thereafter. Different tranches of borrowing can be aligned to the same repayment date and will be coterminous.
- v. Drawdown forms to be signed by the Chair of Council and the Responsible Financial Officer, with the details reported to Council

**163/24**

**Consideration of Candidate(s) for Co-option as a Community Councillor**

Council considered the candidate(s) for co-option as a Community Councillor to fill the vacant seats on the Fishermead, Oldbrook and Willen wards.

Council voted to co-opt as follows:

Frances Mangan to represent Fishermead

Richard McCafferty to represent Oldbrook

Bill Macharia to represent Willen

The Chair congratulated the successful candidates and thanked all those who came forward for consideration.

**164/24**

**Annual Meeting of Electors**

Council noted that the Annual Meeting of Electors will take place on Tuesday 18 March 2025 at 6.30pm and be followed by the scheduled meeting of Council.  
(Apologies – Cllr Golding)

**165/24**

**Dates of Future Committee & Working Group Meetings**

Community & Communications – 28 January 2025 at 6.30pm

Planning – 3 February 2025 at 6.30pm

Estates – 11 February 2025 at 6.30pm

**166/24**

**Date of Next Meeting**

Tuesday 18 February 2025 at 7.30pm