

Report Date:	11/03/25
Report Author:	Clerk
Owner of Budget:	Fully Council
Decision to be made:	Agree next steps
Why is the decision needed:	Importance of Community Hub
Implication of decision:	Community Engagement
Is the cost budgeted for:	MKCC Budget
Timetable for Implementation:	Immediate

RECOMMENDATION:

On further reflection, Council to consider if they wish to change the location of the Community Building, back to the square behind the new Tesco store.

Approximate size of area highlighted in blue below, which is currently the developer compound.



Why change our minds?

- MKCC say that it will probably be another two years (best estimate) before we even see anything.
- The planning application for the road was withdrawn due to some minor planning issues.
- L&Q are now being taken over by Urban and Rural, how long will that process take before they even consider putting in the amended planning application again?
- Urban and Rural could decide that the cost of completing the development is not a priority.

PRO'S

1. It will mean that we are in a location where there is high footfall, more visible.
2. All the services are already in place (water, gas, electric).
3. Easy access and adequate lighting.
4. MKCC has included £1.6M in their budget planning for 2025/26 however, I have challenged that this should be £1.9M as confirmed by Paul van Geete.
5. We have built up earmarked reserves for fitout.
6. Won't be isolated.

CON'S

1. Potential complaints about noise however, this can be controlled by restricted hours on after hour party hire (if we agree to this).
2. Parking could be used up by Tesco customers, again, measures could be put in place to control this if required.
3. We have to wait for the through road to be constructed before MKCC will look at planning for our Community Building.
4. Holding onto resident's money (earmarked reserves) for years is not best practice.

NEXT STEPS:

1. 13/03/25 Council to hold a discussion and further debate and agree on location.
2. Agree to have a meeting with MKCC portfolio holder (Lauren Townsend) and any other stakeholders, to agree the next steps and get their commitment to start the planning process this year.