

Mr Kulvinder Obhi
Stenton Obhi Architects
Office 3, Lakeview House
Bond Avenue
Bletchley
Milton Keynes
MK1 1FB

16 September 2025

Re: Demolition of REEMA Housing Blocks – Letter of Justification

Dear Kulvinder,

The Council's REEMA blocks were constructed between 1960 and 1963 using the REEMA 'Hollow Panel' system of construction. The Council is the freehold owner of the 14 REEMA block sites which have 180 flats, including 19 leasehold properties.

The hollow panel system construction method has led to the blocks deteriorating over time due to inconsistent manufacturing processes, variable depths, quality, and installation of the concrete. Structural and concrete quality surveys and investigations undertaken in Summer / Autumn of 2022 confirmed the extent of the degeneration. Although there is no risk of collapse, there has been limited opportunity to undertake remedial works or fabric first improvements to the blocks without significant disruption to the residents.

With the specialist surveyors recommending that the blocks have a limited maintainable lifespan, a project group was formed in Spring 2023 to begin the process of moving the existing tenants out to prepare for the demolition of the blocks in phases. This includes work to buy back the leaseholder owned flats in the blocks. That process has now been completed for Phase 1. Phase 2 consists of six blocks, of which three blocks have already been vacated and identified as a priority to be demolished. The last and third phase of moves are planned to complete at the end of 2028.

The vacant blocks are a cost liability in terms of security and site containment (scaffolding and hoarding) and have been subject to vandalism and anti-social behaviour since the blocks became vacant. Under the Occupier Liability Act 1957 (amended in 1984), the Council is in law, the occupier of void properties and therefore has a duty of care to all visitors to a property (which includes trespassers) to ensure that no harm is caused. It is difficult and costly to ensure that void properties are secure, and considerable time and resources are allocated to dealing with the escalating number of incidents of vandalism and incursions.

A Delegated Decision was taken on the 29 July 2025 to approve the commencement of a procurement exercise for the demolition of the REEMA Blocks Phase 1 and three blocks from Phase 2, via further competition under the Procure Public Demolition Framework.

Need to contact us?

Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ
www.milton-keynes.gov.uk

Reference documents:

Delegated Decision Paper 29 July 2025

Yours Sincerely,

A solid black rectangular box used to redact the signature of Maria Demmon.

Maria Demmon

Position: Project Leader, MILTON KEYNES CITY COUNCIL

Date: 16.09.2025