



LERF MINUTES 04/03/2024

Attendees: Mariee Wymer (Acting Chair), Jan Power (Committee Member), Stacey Coleburt (Committee Member), Sue Evans (Committee Member), Liz Jenkins (Committee Member), Paul Puri, A Haloako, Zulf Awan (Community Engagement Manager, MKCC), Rahul Mundry (Development Manager, MKCC) Samantha Carney (Resident Liaison Officer, GRAHAM), Kevin Farrell (Tpas)

Apologies: Jessie Gillsean, Jeanette Ollard, Margaret Prescott, Keith McCahon (GRAHAM Construction), Robyn Goodwin

1. Welcome & introductions	Action
<p>Mariee welcomed Kevin from Tpas to the meeting and explained that he will be advising her for the next few months as LERF begins to monitor GRAHAM Construction's work.</p> <p>2. Minutes</p> <p>Agreed as a true record.</p> <p>3. Construction Progress Update – Rahul Mundry (MKCC)</p> <p>Key Achievements:</p> <ul style="list-style-type: none"> ▪ Start on site – achieved 15th January. ▪ Site establishment, tree/shrub clearance, sites fenced – 22nd January. ▪ Site strip commenced – 29th January. ▪ Graham's RLO, Samantha Carney, appointed. ▪ Sod Cutting ceremony was held 27th February. <p>Upcoming activities:</p> <ul style="list-style-type: none"> ▪ First Homes England funding draw-down in progress – others to follow. ▪ Continue site strip, with further testing for contamination, in conjunction with stripping works. ▪ Clerk of Works evaluation completed - appointment in progress. ▪ S278 Highways agreement being finalised. ▪ Party wall agreements in progress. ▪ Stakeholder Engagement Strategy being progressed. ▪ Piling due to start at Melfort Drive w/c 4th March. ▪ Excavations for foundations in Melfort Drive, Burnmoor Close and Windermere Drive, are also planned to commence during March. 	



	Action
<p>The question was asked, are there penalties if GRAHAM does not deliver the project on time. Rahul confirmed that there are penalties in the contract.</p> <p>The question was asked about a hole that had been dug in Warren Park which had an asbestos contamination sign erected. Samantha explained that during soil contamination testing, GRAHAM had found a pipe which was coated in asbestos. The correct Health & Safety procedures were being followed to deal with the asbestos.</p> <p>LERF is interested to learn more about GRAHAM’s Social Value programme for the Lakes Estate, and Samantha was asked to invite her colleague Ibbie to the April LERF meeting.</p> <p>5. Community Engagement Manager Update – Zulf Awan (MKCC)</p> <p>Zulf circulated the GRAHAM newsletter and the high-level Community Engagement Plan for information.</p> <p>Mariee requested that Samantha also report against the timeline of activities set out in the Plan.</p> <p>Samantha reported that GRAHAM is about to deliver the first newsletter and Resident Handbook and she was waiting to speak to her manager about delivery arrangements. She would be liaising with Jan Power over the delivery.</p> <p>6. Any other business</p> <p>A question was asked about whether Serpentine Court tenants could transfer now and be paid compensation. Kevin explained that MKCC was now accepting transfer requests from tenants who do not wish to be housed in the new homes. However, if the tenants choose to accept a transfer they will not be entitled at this stage. He added that the Serpentine Court Steering Group is pushing MKCC hard to inform tenants about how the allocations plan work and when they will be entitled to claim the compensation they are entitled to.</p> <p>The meeting thanked Jan Power for designing the LERF logo.</p>	<p>SC</p> <p>SC</p>



	Action
<p>The question was asked as to why the HERAS fencing was marking out certain areas when no works were taking place. Rahul explained that all sites are live and MKCC has given GRAHAM responsibility for them. It would be up GRAHAM to move the fencing if they are not working on an area. Samantha agreed to raise this point with Keith McMahon of GRAHAM and report to LERF.</p> <p>7. Date of next meeting</p> <p>Monday 15th April, 6.30pm at Spotlight</p>	<p>SC</p>

Post-meeting feedback from Samantha Carney:

- *Start times* – I have re-iterated to contractors not to start their engines/start work before 8am as we are signed up to the Considerate Constructors Scheme which limits working hours to 8am-6pm. I have emailed complainant directly with a response.
- *Weekend working* – See Will’s comments below (also emailed complainant directly with a response).
- *Fenced areas* – Again see Will’s comments below (again emailed complainant directly with a response).
- *On-going complaints/enquiries/compliments list* – A high level summary will be provided of all items logged on CRIS (Customer Relations Information System) at each meeting.
- *Asbestos pipe in A1 Windermere* - This is an existing waste pipe that will be removed by a Certified Asbestos Contractor. I have emailed complainant directly with a response.
- *Community Engagement Plan* – I will ensure I have updates for every meeting on behalf of Ibbie and from myself when necessary.
- *Social Impact* – Ibbie will come to the next meeting on 15th April at 18:30.
- *Delivery of Newsletters/Handbook* – Chris Donnelly is on holiday today – I will speak with him when he’s back about how we use Baz to deliver.

Post-meeting feedback from Will Rysdale, Head of Delivery, MKCC

The sites that GRAHAMs have are rightly fenced off and secured. I know this maybe frustrating to some, but all are live sites and following the land transfer GRAHAMs now have responsibility for these sites, so it is in theirs and everyone else’s interest that they are kept safe and secure, and I support them in this. As part of the programme all 5 sites will be operating at once and work formally commenced on all 5 on January 29th as planned and as has been communicated. Also, in regard to the weekend working GRAHAMs are signed up to the Considerate Contractors scheme and this restricts the hours of works to:

Construction work should be restricted to the following hours: Monday to Friday 8am – 6pm. Saturdays 8am – 1pm. Avoid noisy work on Sundays and Bank Holidays.



I understand that they want to prioritise work to Monday – Friday, but currently they will have to undertake some on a Saturday. As you will all know we are working to an agreed timescale, and it is in everyone's interest to complete these new homes on time as planned.