**Notes & Actions**

**The LERF meeting**

**Thursday 23Sep21 – 1830**

**@ Spotlight**

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| **In Attendance:**  Rev. Steve Hallett – SH (Chair) LERF  Mariee Wymer – MW (Vice Chair) LERF  Vikki Bull – VB (Chair - Repairs Action Group) LERF  Jessie Gilsenan – JG LERF  Sue Evans – SE  Gary Marshall – GM (Resident Engagement, MKC – minutes)  Sue Brown – SueB (Principal Landscape Architect, MKC)  Paul Burton – PB LERF  Cllr Ed Hume – EH (BFSTC)  Nina Sweetland - NS (Education Rep & Health/Wellbeing Group) LERF  Craig Boult – CB  Stephen Bryant – SB (Community Engagement, MKC)  Steve Young – SY (Housing Asset Manager, MKC)  Mr & Mrs R Good – Mr/MrsG Alan Cox -AC  Clare Fergosn - CF  **Apologies were received from:**  Sonal Mehta (NHS Rep)  Sam Goodwin (Tpas support)  Rahul Mundray (Development Manager, MKC)  Lauren Jeffrey  Joy ?…  Halima Saeed LERF |
| 1. **Welcome & Introductions**   Steve (SH) welcomed everyone to the meeting - He shared the agenda for the evening & reminded everyone of the meeting etiquette (Raise hand, wait to be invited to speak & one speaker at a time)  \*SH thanked Steve Young & Sue Brown for attending. Stephen Bryant briefly introduced himself in his new role as a Community Engagement Officer with MKC. |
| 1. **Chairs Reflections**   \*SH wanted to remind all that this was the 1st physical LERF meeting & although the main focus was on regeneration, other issues also needed to be considered to make this a strong community, making the area safe, inclusive, welcoming & with green spaces  Rubbish  >Recently there was a litter pick organized with in excess of 40 residents being involved  >There are plans, in conjunction with BFSTC for a ‘skip amnesty’ on Wed 27Oct21 – it is hoped that this would include ‘caged vans’ travelling around the estate as well as specific ‘drop points’ for rubbish (this will make it easier for larger items to be collected without the need to transport these through the area)  Discussions were had regarding waste already ‘dumped’ & those residents at work being able to leave rubbish if they are unavailable on the day – more details will be published nearer the date  ***Action point:*** *LERF to finalise/publish details of the ‘skip amnesty’*  Health  \*SH also stated that there was now a Health & Well-being’ sub-group, coordinated through Sonal Mehta (NHS rep) & this would be in conjunction with the MKC Health & Social Care priorities including Mental Health awareness issues. If residents were able to volunteer or wanted more information, then use the website: [lakesrenewal@outlook.com](mailto:lakesrenewal@outlook.com). SH also said that it was good to see Jardines pharmacy operating on the estate |
| 1. **Minutes & Actions from the last meeting – 22Jul21**   SH stated that the main issue from the previous minutes was an update had not been received from Will Rysdale (MKC Head of Housing) regarding the 5yr smoke detector checks but it was good to see that action was now being taken on the communal fire doors  ***Action point:*** *SH to follow up with WR regarding smoke detector testing*  Regeneration update - MKC  Update received from Rahul Mundray (MKC Development Manager) (see attached) was read through by SH  Discussions took place & some of this information has been published in the latest e.Ud8t – Comments were made regarding greater access to this information especially now that physical copies were not produced – it is published on the local FB pages but not everyone has access to this. SH asked Jessie/SueE if they were happy for Sam to add their email details so they receive the e.Up8t in the future  ***Action point:*** *Sam Goodwin to add JG & SE email details for the Ud8t*  Vikki (VB) asked if a new group recently announced in the MK Citizen, MKHC were building the houses within the estate – Ed Hume (EH) stated that he believed that this was not the case as this group were a new mechanism for providing more low level, affordable housing |
| 1. **Update on the Play Areas – Sue Brown (MKC Principal Landscape Architect)**   Sue Brown (SueB) gave an update & presented some visuals on proposed plans:  1st area (Grassmere – Jungle themed/timber based) – play equipment has been ordered & is being manufactured – it is hoped that this will start being installed at the end of October/early November  2nd area (Ferngrove – Princess themed/timber based) – play equipment has been ordered  3rd & 4th areas – these were currently at the detailed design stage & will follow on  Discussions/points raised by those present  The close proximity of the play areas to the housing & the resulting possible anti-social behaviour/noise etc  SueB stated that all the play areas were situated within the guidelines (not closer than 20Mtrs to residential areas) & alternatives would have resulted in play areas being away from possible supervision which was not ideal or wanted. It was suggested that portable CCTV units could be positioned to initially monitor the areas, but it was hoped that younger siblings playing would deter the older ones from creating a nuisance. Another consideration was installing/upgrading the lighting within the areas or installing ‘noise baffles’ if required & liaising/involving the Community Police Officers  It is also hoped that areas more appropriate & in a more suitable site for the older youths would be addressed later within the regeneration process – maybe more publicity was needed to inform this age group of the longer-term plans that would involve them  It was also asked about recycling current materials & tree removal in the play areas, SueB stated that where possible current materials would be used but tress within the areas would be removed if they were overhanging or rotten.  Discussions took place regarding the material of the play equipment – being vandal proof – SueB reassured those present that all possible measures had been considered  Jessie (JG) discussed KAYAK & the 4 walls – SueB stated that there had been a meeting on-site where options were discussed & Serco had been asked for pricing – the proposed plan was to reinstall a table tennis unit, the possibility of a mural, white lining the area, installing a ’goal mouth’, painting the basketball hoops & providing seating in the area |
| 1. **Repairs & Investment – Steve Young (MKC Asset & Investment Manager)**   Steve Young (SY) gave a presentation on his role as the MKC Asset & Investment Manager. He is responsible for repairs & planned maintenance with a team of 15 including surveyors, project managers, data analysts & a Customer Relationships Manager, Katie Williams  Mears are the current maintenance contractors until at least 2024 when this will be reviewed based on results, performance & future plans – the options may include hybrid working/self-delivery or continue with the current provider  SY stated that the Lakes had serious issues, partly due to a lack of previous investment, but current/historical delays needed to be addressed, especially programmed works or the replacement works – in answer to a query, he stated that replacement schedules were based on 30yrs for bathrooms & 20yrs for kitchens  SY added that the plan was to combine/closer link monies in the Housing Revenues Account (HRA) & Public Realm Account so that both buildings & communal areas tasks can be more readily addressed. He stated that there were Repairs drop-in Surgeries which were recommended in orderto raise issues with Mears  Discussions/points raised by those present:  \*Repair surgery access - Repairs surgeries were not always accessible for those residents that worked – Vikki stated that she was trying to arrange for a possible evening surgery but there were no plans at this time  \*Delays (Mears/MKC) - Communication between Mears/MKC – Mears often state that they are awaiting ‘task orders’ signing by MKC therefore causing a delay – SH stated that there appeared to be a ‘disconnect’ at a senior level within MKC from the ‘ground floor’  \*Building/communal/Private overlap - Some issues with buildings on external areas are ‘closed down’ by Mears because they overlap ‘communal/private areas’ – SY stated that the future combining of budgets already mentioned should reduce this type of frustration  \*Responsibilities - clarification of responsibilities for ‘trip hazards’ (flag stones & tree roots) which cause increased risk, especially for the elderly or ‘less able’ residents – advised to take photos to reinforce the works request. Technically, trees are the responsibility of the Environmental Teams under Nick Hannon  \*Stand alone walls - issues were raised regarding responsibility for walls around car parking areas – some were collapsing/in need of repair – SY said this again, should be easier for resolving with the budgets combining  \*Garages - Mr/MrsG raised an issue with garages – they had heard that they were being demolished but theirs was needed for their car due to health (they would not be able to walk too far) – it was raised that there was currently no ‘garage strategy’ but they were not routinely being demolished unless it was for safety/disrepair reasons – the future strategy would consider a survey/current usage/options (retained, repaired or a new use for the land)  \*Future building (specific issue) - Mr/MrsG also commented that they had just installed a fence/gate at great cost but if the land behind them was redeveloped (2 or 3 storey buildings) then this would mean their access would be restricted/money wasted  ***Action point:*** *what are the future plans in the area behind 23 Skene Close?*  \*Bathroom replacement (specific issue) - a resident (CF) raised the issue of needing a bathroom replacement due to the poor condition of the current one from before she took tenancy – why was it not completed during the void process? Vikki will support the resident at the next repairs surgery to address this  ***Action point:*** *Vikki to support CF at the repair’s surgery*  \*The Warren - SY was asked about the future plans/timescales for replacing/repairing The Warren Community facility – he stated that there were numerous structural issues that had been raised which required surveys regarding costs & works but it would not be an imminent fix. He asked about possible alternative sites – the original Spotlight or Crosslinks was mentioned but they also would present their own structural problems, The Community Room near Leon & the Sycamore Hall were also mentioned.  SH stated that Mears had a ‘community fund’ which had not been used for over 2yrs & could possibly be used for a community support – he also reiterated that the community space was very important to the residents otherwise targets like reducing loneliness, isolation & wellbeing could not be achieved  SH thanked SY for the presentation but added that there were long standing issues that were ‘patched up’ & not necessarily addressed properly – SY stated that investment for the future was a high priority for him & ‘change will happen’ – Vikki asked SY if he would complete a ‘walkabout’ with the Repairs sub-group to see some of the issues – SY agreed  ***Action point:*** *Vikki to invite SY for an ‘estate walkabout’* |
| **Q&A & AOB**  Jessie stated that she believed that there were positives coming from MKC & she hoped to see real progress |
| **Wrap Up**  SH thanked everybody for attending & asked for ‘one word’ feelings about tonight’s meeting – informative, challenging, argumentative, interesting & instructive were raised  SH stated that the minutes would be available to all within 2 weeks & if residents wanted to raise issues then please use the email – [lakesrenewal@outlook.com](mailto:lakesrenewal@outlook.com) |
| **Date of Next LERF meeting:**  **Thursday 18Nov21 at 1830 – Spotlight?**  ***(The format, face to face or virtual is still to be decided)***  **Meeting concluded – 20.05** |

**Appendices : Regeneration update from MKC: LERF – September 2021**

*The focus of work since the last LERF meeting has been to:*

1. *progress consultant contracts for the* ***pre-tender design work***
2. *tender the* ***Ground Investigations*** *and agree contracts with a supplier*
3. *progress work on the* ***procurement*** *of the main building contractor for the project*

***These points are covered in more detail below:***

1. ***Pre-tender Design:***

*MKCs legal team have been continuing efforts to negotiate contracts with key design consultants (HTA architects and WSP engineers) and this work is now close to completion.  It is expected that these contracts will be agreed and in place by the end of September and successful completion will enable the* ***detailed design work*** *for the 202 homes, in Phase A of the Lakes regeneration project, to commence.*

1. ***Ground Investigations:***

* *Tenders were sent out to ground investigation contractors at the beginning of August.*
* *The tender responses were received back and MKC’s consultants carried out an analysis of the responses received; they obtained further information and clarification, from bidders, on what has been included in the bid figures and what has not.  This process is key in ensuring that the contractors to be appointed are the most suitable and cost effective for the work.*
* *The consultants subsequently provided us with a recommendation on which contractor to appoint.*
* *Due to Covid effects, causing delay in the availability for hire of testing equipment, it became clear that the successful contractor will need a longer than expected lead-time. We are still however, hoping to be able to* ***achieve a start-on-site with the ground investigations by the end-September****, with the works likely to be completed within 6 to 8-week period.*
* *The works will involve deep holes (typically up to 20m) being drilled into the ground and the digging of trial pits; - these will be in multiple locations around where the new properties are to be built*
* *This essential drilling and digging work, necessary for foundation design, is likely to be noisy, which we apologise to residents for in advance, but the work will be kept within normal sociable hours*
* *The contractors will notify residents in the locations near where work is going on, about what is happening and how long the work in those specific locations will last*
* *The contractor will also ensure health and safety for their team and residents during the works and ensure that suitable barriers are erected around the work areas etc and we are also working with our own Head of Health and Safety to ensure compliance.*

1. ***Procurement:***

*In the report to MKC Cabinet & Full Council in July a recommendation was made to revise the decision to go out to open tender and instead make use of a national construction framework. The use of the framework,* ***Pagabo,*** *will save time as due diligence checks have already been carried out on the participating builders. MKC development staff have now had a number of meetings with**Pagabo and are working with them to plan the detailed timetable / actions to enable the procurement process to be progressed as rapidly as possible.*