**Notes & Actions**

**The LERF meeting**

**Thursday 18 November 2021 – 1830**

**via zoom**

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| **In Attendance:**Rev. Steve Hallett – SH (Chair) LERFMariee Wymer – MW (Vice Chair) LERFCllr Samantha Browne – SB LERFCraig Boult – CB LERFJessie Gilsenan – JG LERFPaul Burton – PB Cllr Ed Hume – EH (BFSTC) LERF Nina Sweetland - NS (Education Rep & Health/Wellbeing Group) LERFMr & Mrs R Good – Mr/MrsGAlan Cox -ACClare Fergosn - CFSonal Mehta - SM (NHS Rep) LERFLauren Jeffrey - LJ LERFHalima Saeed - HS LERFDeimante Sidla - DSSamantha Goodwin - SG (Interim Community Partnership Officer for the Lakes Estate, MKC)Rahul Mundray - RH (Development Manager, MKC)Will Rysdale – WR (Head of Housing Delivery, MKC)David Proctor – DP (Waste Services Client Manager, MKC)Kylie Plumb – KPAndrew Magna - AM**Apologies were received from:**Vikki Bull – VB (Chair - Repairs Action Group) LERF |
| 1. **Welcome & Introductions**

Steve (SH) welcomed everyone to the meeting. Because it is cold and dark the decision had been taken to hold the meeting on zoom and he had hoped that a few more residents might have joined the meeting. SH introduced David Proctor (DP), Waste Services Client Manager, MKC and informed everyone that he would be talking through what he knows regarding the fly-tipping strategy and would be taking questions. Anything DP was unable to answer would be taken away and he would report back.SH 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 asked everyone to keep themselves on mute. |
| 1. **Chairs Reflections**

SH thanked residents and the Town Council for the Bulky Waste Amnesty Day. He added that whilst it didn’t happen quite how the group would have liked, it had been very successful. SH also thanked MW for over seeing the day. SH also mentioned how interesting it was to discover that the Lakes Estate had been built on a glacier. This was discovered through the ground investigations works that had been carried out.SH said he had been privileged to be asked to speak at a briefing meeting for contractors, along with Danielle Slaymaker, Chair of the Serpentine Court Steering Group. Together they had informed the contractors, on behalf of residents, what was important to the community.SH then went on to remind everyone of the purpose of the group and that it was about the priorities of the residents on the estate. SH went onto emphasis that the group was not a talking shop and that actions were needed. The group needs to show that it is delivering on what it says.SH then turned to the agenda and informed the group that WR was at the meeting to give a regeneration update and that SM and DS would give an update on behalf of the Health and Well-Being Sub Group. SH also mentioned some areas of concern that needed work, namely landscaping, repairs and anti-social behaviour. He then reminded everyone that if residents had particular areas of concern, they could contact the group by email **lakesrenewal@outlook.com**and asked everyone to pass on the email address to residents on the estate. |
| 1. **Minutes & Actions from the last meeting – 23 September 2021**

There was an outstanding action for WR regarding the frequency of smoke alarm resting in Serpentine Court. WR said he would report back before the next meeting***Action point:*** *SH to follow up with WR regarding smoke detector testing*Need to remind people about the repairs surgeries on alternate Thursday mornings in Spotlight. They are an opportunity for people to come and talk to Mears. CB asked whether there would be any repairs surgeries held outside working hours. SH said he would raise with Mears and Cllr Darlington. WR said he would add it to his email to Steve Young, who is Head of Assets.***Action point:*** *WR to raise the possibility of repairs surgeries outside of working hours with Steve Young* |
| **3a. Play Spaces and Courtyard Update**CB asked what was being done to mitigate the noise from the small play areas? He said that children play unsupervised and make a lot of noise which can be very unpleasant. **Play area update:**SG informed the group that unfortunately, works to the first play area (Grasmere) have been impacted by delays in the manufacture of the play equipment. The works are hopefully starting before the end of November but it could be early December before we can take delivery of equipment and start works on site. Whilst this is disappointing we do have some good news. We can now confirm the third play area (Bala Way) has been ordered and the contractor appointed to install the new play area. The plan for this play area is attached, which has a Treasure Island / Pirate theme. We have been able to incorporate the large existing climbing frame into the proposals which will be refurbished and themed as a pirate ship. The new equipment and safety surfacing will provide a range of play opportunities and include new swings, an adventure trail connecting to the existing embankment slide, inclusive roundabout in addition to a new multiplay ship, surfacing and seating. The rubber safety surfacing will accentuate the theme and includes a raised central treasure island, as well as sharks, turtles and splash graphics. The manufacturer is in the process of preparing 3D visuals so you can see how the play area will look and we hope to share these with residents in the December EUpd8. We hope to have the fourth and final play area ordered before Christmas to be installed in the New Year. We appreciate your patience and acknowledge the construction works are taking longer than expected, but we hope the children will agree it was worth the wait when they are all constructed and in use early next year. **Courtyards:**Some residents may have noticed improvement works to the courtyard areas have started, to repair hard landscape features and clear areas of overgrown shrubs. This is the first phase of works being undertaken by Serco during the month of November. The second stage will involve installing the new features consulted on earlier this year, to include new areas of seating and soft landscape improvements. We expect these works to commence early in the New Year, ready for use when the weather improves towards the beginning of Spring. We will update you in January regards the anticipated programme for these works.  |
| 1. **Member Election**

SH reminded everyone that the majority of members should be residents from the Lakes, who are ideally representative of the different groups living there, representative of the wider community and also include representatives from local business, schools, nursery, faith groups.SH also reminded everyone of the roles and responsibilities of members included to:* Attend meetings
* Vote on proposals and recommendations
* Feedback to other residents & community

SH then reminded everyone about the process to elect members:* Transparent and encourage residents to engage
* Potential members advise LERF of their interest to be part of the committee
* At the meeting speak for maximum of 2 mins - *‘Why do you want to join the ERF’*
* All attending the meeting vote by raising hand

SH stated that a resident had expressed an interest in joining the group and invited Andrew Magona to tell the group in why he wished to join the ERF.Andrew Magona (AM) informed the group that he had been a tenant living in Serpentine Court for over 13 years. He had working in the NHS for Milton Keynes. AM said he was a single parent with a young child. He said that children were growing up in an area that was unclean and where bad language was common. AM went on to say that he had an interest in getting things done and help safe-guard children. He said he had looked at the themes of the group and they interested him. He has been employed for a while and would like to get back into work.A vote was taken, with the majority in favour of AM becoming a resident member of the LERF. SH welcomed AM to the group. He went on to say he hoped to get a date for a face to face meeting and a Christmas celebration. |
| 1. **Regeneration Update**

SH invited WR and RM to give their update. WR took the group through his presentation:Ground Investigations* + Drilling for the ground investigations, which commenced in mid-October, **has now been completed**; (a total of 292m)
	+ The contractors are now in the process of demobilising and this is expected to be completed by the end of this week (i.e. 19th Nov)
	+ The contractor will carry out the making good of the areas where drilling was carried out and will continue to monitor the site for some weeks to come.
	+ Work will now move to the **laboratory analysis** stage. The results of the investigation will enable our engineers to design the foundations of the new buildings.

Tender Preparation**Pre-tender Design:*** + The pre-tender design work is now in full swing with MKC’s appointed architects (HTA) and engineers (WSP), working to produce the design specification and drawings.
	+ The completed designs will be used for the tender process and form part of the detailed tender documentation.

Tender Process* + Work has also now started on looking for a builder for the construction work that will be required in the project. MKC are engaging with a several large/national contractors through the **Pagabo** buying framework.
	+ Feedback from the contractors that MKC has been in contact with through the framework, have, so far, has been positive and its likely that we will have a decent level of interest from contractors keen to bid for the work.

Play Area Update* + Unfortunately, works to the first play area (Grasmere) have been impacted by delays in the manufacture of the play equipment. However, we now expect works to start by early December
	+ The equipment for the third play area (Bala Way) has been ordered and the contractor appointed to carry out the installation.
	+ The 4th (and final) play area will be ordered shortly and installed in the New Year.

Courtyard Update* + Serco have commenced the **first stage** of the improvement works to the courtyard areas, with work to repair hard landscape features and clear areas of overgrown shrubs.
	+ The **second stage** will involve installing the new features, consulted on earlier this year, and includes new areas of seating and soft landscape improvements. We expect these works to commence early in the New Year - and be completed by the spring

WR said that he felt things were going well. There had been good interest from contractors. He would keep resident informed of progress.WR went on to say that regeneration was more than bricks and mortar. He has been talking to the Director of Public Health. Also Michael Bracey, MKC CEO, is taking an interest in the health and well-being of residents on the Lakes Estate. In addition WR has been talking to contractors about social value.WR confirmed that the information he had given was in the public domain and would be included in the next E-Upd8.CB stated that some of the trees at the back of Fern Grove were being cleared .HS asked about the design of the new homes and whether residents would be consulted. WR replied that HTA had been asked to produce some new display boards for January 2022. The design had been agreed as part of the planning consent, so any changes would be small. WR said there would be consultation with residents around some choices about what is in the homes e.g. tiles.RM confirmed that the new display boards would be displayed in Spotlight from 12th January. HTA will be available on the 12th January to answer any questions residents may have.PB mentioned the speed bumps on Windermere Drive. He said that some were crumbling and with the increased number of lorry traffic they would deteriorate further. WR said he would raise this with Highways***Action point:*** *WR raise the crumbling speed bumps on Windermere Drive with Highways*SH said that consideration and respect with regards to traffic had been raised with contractors at the contractors briefing meeting.SH also thanked WR for his slide presentation and said they made a huge difference. WR stated that RM had provided the slides and thanked him for doing so. He went on to say that they will keep people informed on progress and will share news good and bad. He added that the biggest challenge would be timings. He hoped to go out for expressions of interest in the next 2-3 weeks and out to tender in March 2022. WR was clear that he didn’t want to push back the timetable.WR briefly mentioned the Community Engagement Officers (Sam, Sasha and Steve). He said they were working well as a team.SH thanked WR and RM for their update.  |
| 1. **Fly-Tipping Action Plan**

SH thanked David Proctor (DP) for attending the meeting in place of Nick Hannon, who had attended a LERF meeting in June. He said that the group were waiting for an update on the MK wide fly-tipping action plan and installation of 5 new bins.DP said that he was happy to be at the meeting and would attend any future meetings if needed. He also said that in future he would prepare slides.DP informed the group that the Fly-Tipping Action Plan had gone to Cabinet in September. The idea i=of the action plan was to reduce fly-tipping across the borough. The majority of the actions within the plan are for the enforcement team e.g. * Greater use of CCTV
* Prioritising of 6 areas with worst fly-tipping
* Commercial fly-tipping
* Working with Thames Valley Police
* More transparency on fly-tipping figures

DP said that there was a down wards trend for fly-tipping this month with less reports made.The Environmental Crime Unit are responsible for fly-tipping. They:* have appointed a new enforcement officer who will start in January 2022
* will be identifying the top 6 areas that need addressing
* will be increasing the number of CCTV cameras by an additional 8
* will be offering training to Thames Valley Police Officers
* will be looking at communications
* will be benchmarking with other organisations

SH asked what specific activities would take place on the Lakes Estate. DP said he would bring something to the next LERF meeting.MW said that the caged vehicle that collects fly-tipping on the estate on Thursdays was really working and was operated by a great team. MW also stated that the CCTV cameras were not being put up where the caretakers had asked for them to go. DP said he would speak to his colleagues and get them put in the right locations.CB said he appreciated the review of the bulky waste scheme and asked whether the costs would be transparent. DP said that the current scheme gives points (£20 = 3 points), however there is a plan to make it simpler, more transparent and easier to use, but said he couldn’t guarantee that costs would come down.LJ thanked DP for his update and said that there seemed to be a lot going on. She asked how exactly the bulky waste scheme and the tip booking scheme being changed. DP responded that a report would be going to Cabinet in December. They are Looking at what other people are doing and are costs comparable. He said that the current system is clunky and needs to be simpler.PB talked about the 3 new wheelie bins being introduced and expressed concern that residents would not have room in their gardens / on their properties for them and added that the pink sacks worked well.DP said he would attend the LERF meeting in January to talk about wheelie bins. However, the pilot scheme had worked well and there had been no health and safety issues. Feedback from residents was that there was less vermin and less spillage. However, he would take on board the space issue and will look at alternatives for homes with little or no space.SH asked if there was an update on when the 5 new bins for the Lakes Estate would be installed. DP stated that all 5 were listed on his spreadsheet with locations and should be installed before Christmas. He said he would get a definitive date for installation to SH the following day.***Action point:*** *DP to let SH have an installation date for the 5 new bins.*SH thanked DP for attending the meeting and giving up his time at short notice. |
| 1. **Health and Well-Being**

SH invited SM and DS to update the group on the work they were doing with Nina and stated that health and well-being were very high on the agenda for LERF and MKC.DS took the group through her presentation:What we already did.* Proposed some ideas at the LERF meeting in May
* Participated in Picnic in the park in Summer 2021
* We gathered feedback from residents and discussed ideas for health & wellbeing events (Ladies' sports / clubs / community group dedicated to ladies, setting up clubs that can involve children participation, just something where you can have a chat, mother and toddler groups)
* Shared information about existing activities such as the community larder and coffee morning at Spotlight

Challenges* Lack of community spaces
* Residents have other priorities about issues on the estate
* Wellbeing/social isolation need addressing first
* Are we reaching all parts of the estate?

What are we thinking of doing next?* Spreading awareness about the drop in sessions that are happening at Water Eaton surgery.
* Working closely with the existing activities to spread awareness about them to our patients.
* Finding out what residents enjoy and would like to see more of on the estate or at Water Eaton surgery (survey).

We need your help* What do you think about the drop-in sessions for women?
* Any other ideas that you have for community events or drop-in sessions?
* Do you attend any community events at the moment? Where? If not, why not?
* Are we asking the right questions in this survey:<https://www.surveymonkey.co.uk/r/FQ5FRHR>
* What are the best ways to share the survey?

SM said they the survey would be available on a link. That they recognized there was an issue with digital exclusion on the estate and asked for ideas on other ways they could share the survey.DS suggested that they could print copies and leave them at the food larder.PB said that there used to be lots of benches where people met and had a chat, They were a neutral zone where you could meet people and make new friends.WR suggested they link in with SG who has links with the community.SH suggested combining the Tuesday coffee mornings with the Wednesday Coffee mornings in Spotlight.CB talked about inclusivity issues with Water Eton Surgery where he and his wife are patients. He informed the group that his wife is deaf and was told to ring the surgery. Also when she saw the doctor he wore a face mask so she couldn’t lip-read. He stated that the surgery needs to be far more inclusive.SM apologized for CB wife’s experience and said she would take his comments back to the surgery. She added that they need to explore accessibility issues.CB stated that men and male single parents can become isolated. DS said she would take note.SH suggested circulating the survey questions to people in the meeting. He also suggested bearing in mind the work Michael Bracey (MKC CEO) is doing and ensure there is no duplication and good planning.SM said that this is why the LERF is so useful for information sharing.SH thanked SM and DS.SM informed the group that she is no longer supporting the Water Eton surgery on the estate, which is why DS took the lead this evening. SM will continue to support the other surgeries on the estate. She will no longer have a formal role on the LERFbut will provide informal support.SH thanked SM for the work she has done for the group and said she was invited to attend any LERF meeting any time. |
| **Wrap Up**SH thanked everybody for their contributions and keeping to time. He also thanked WR, RM and DP for their attending the meeting.SH sad he would be sending an email to all LERF members to arrange a face to face meeting for early December. |
| **Date of Next LERF meeting:****Thursday 20 January 2021 at 1830*****(The format, face to face or virtual is still to be decided)*****Meeting concluded – 8pm** |

**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.*