

# Quarterly update - Serpentine Court

August 2021



[www.milton-keynes.gov.uk/regeneration](http://www.milton-keynes.gov.uk/regeneration)

## Welcome

Welcome to the second quarterly update (August 2021) for residents of Serpentine Court. This newsletter has been hand delivered to all households.

As ever, if you have any questions please don't hesitate to get in touch. You can reach the Lakes Estate Interim Community Engagement Officer, Samantha Goodwin via email on [regeneration@milton-keynes.gov.uk](mailto:regeneration@milton-keynes.gov.uk) or by calling **07764 413211**.



The regeneration of the Lakes Estate and Serpentine Court has reached an important project milestone.  
**Turn to page two for all the details.**



## Funding gets the green light

**Formal funding approval for more than £62m has now been approved by Milton Keynes Council to deliver the regeneration (Phase A) of the Lakes Estate and Serpentine Court.**

This is a very significant milestone and now means that Phase A of the project can take another step forward. Phase A will see more than 200 new council homes built in the Lakes Estate for residents of Serpentine Court. MK Council will now begin putting together its documentation for the tender process to appoint construction partners, which are hoped to be onsite next summer (see timeline below).

In addition to the demolition of Serpentine Court and construction of new council homes, the regeneration of the Lakes Estate will create better quality environments, enhanced local parks and open spaces, as well as new community and commercial facilities.

## Regeneration timeline

Activity	Target timeline
MK Council approval of timeline and funding	July 2021 (complete)
Public Realm improvements – consultation and implementation	April 2021 – March 2022
Produce information for tender	Sept 2021 – February 2022
Detailed ground investigations onsite	Sept 2021 – October 2021
Tender and works contract award	January 2022 – April 2022
Construction works	August 2022 – October 2024
Handover of new homes	October 2023 – October 2024
Demolition works Serpentine Court	October 2024 – April 2025

## Message from Danielle Slaymaker

### Chair of the Serpentine Court Steering Group

Hi everyone, I hope you and your loved ones are keeping well. The last 18 months have been difficult for us all. I never imagined for a moment that the regeneration of Serpentine Court and the wider Lakes Estate would be affected by a worldwide pandemic. We have all had a lot to deal with. Thinking about the future and our new homes suddenly dropped down our list of priorities.

The Serpentine Court Steering Group (SCSG) has kept going. Our monthly meetings restarted in early 2021 via Zoom and the members have rallied round me. I have been in constant contact with MK Council's regeneration team and local councillors to drive the project forward. It has been a challenging time for them too, and I would like to recognise the efforts they have made to keep the regeneration on track.

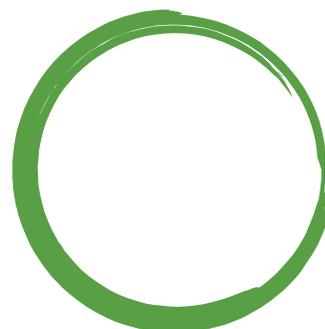
In this newsletter you will see that real progress is being made. I am delighted to report that the funding for Phase A of the regeneration was agreed by the council in mid-July – that was a big step, which will lead to the construction of our new homes and the demolition of Serpentine Court. Over the coming months, a team of experts will carry out ground investigations. The council will also begin the task of appointing the builders. We have a new timeline to follow.

I welcome the creation of the Lakes Estate Renewal Forum, and our ties with the locals of the Lakes Residents Association have been growing stronger. Together, we are working to make the regeneration community-led and community focused.

It is now time for us to begin dreaming about receiving the keys to our new homes. Let's get ready for the final push to get the regeneration of Serpentine Court over the line.

**Danielle Slaymaker**

Chair of the Serpentine Court Steering Group



## Lakes Estate ground investigations

**Ground investigations will soon start across the Lakes Estate as part of the next process in the regeneration project.**

### **What are they and why are they being done?**

Ground investigations will allow us to understand the geological make-up of the ground and soils under where construction is going to take place. This is done by digging a number of trial pits / trenches and through boring into the ground, to collect samples which can be analysed in a laboratory.

This information on the ground conditions will enable the detailed design of the foundations and sub-structure to be carried out, as well as assess and identify any potential risks of contamination to people and the environment.

### **Who is carrying them out?**

MK Council has recruited engineering consultants WSP to design and manage the ground investigations. A contractor will then be brought onsite to dig the trial pits and trenches. Once the samples have been collected and laboratory analyses has been completed, WSP will use the results to inform the detailed construction and foundation designs of the new homes and buildings.

### **When will they start?**

The work to write the 'scope' of the ground investigations has now mostly been completed by WSP, and the tender to recruit a contractor is expected to start soon. We anticipate ground investigation work to start onsite in early September 2021, and last for approximately six months. We'll be able to confirm the dates once the site investigation contractor has been selected. The contractor will be responsible for ensuring Health and Safety rules are observed and provide information on what works are going to be done where and when. Please note that this work will be running in parallel to the other required pre-tender design and preparation activities.

## Apprenticeships

MK Council published its Estate Regeneration and Renewal Strategy last year, which emphasised the importance of training and employment in regeneration projects. The council's policy is to take training and apprenticeships forward as part of regeneration of the Lakes Estate. The specifics and details of what this means for the Lakes Estate and local people will be developed during the tender stage of the project and we'll keep you updated.

## Housing Needs Assessment

The last housing needs assessment took place a couple of years ago. It provided a lot of useful and important information which helped us in our planning of new homes in the Lakes Estate. The last assessment continues to be part of our thinking and we'll need to revisit it as we approach the final stages of the regeneration project, when we will need to carry out a further housing needs assessment. We need to make sure we get it right and carry it out at the right time for everyone. Until then, we'll keep it under review and ensure you're kept up-to-date.

## Sign up to our updates

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