

Lakes Estate Monthly Project Meeting Notes and Action Points

Meeting Date: 05/05/21

Meeting Time: 10.30am

Attendees:

Will Rysdale (WR) MKC

Samantha Goodwin (SG)

Danielle Slaymaker (DS) Chair SCSG

Kevin Farrell (KF) Tpas

Rahul Mundray (RM) MKC

Apologies:

Sharon Jordan (SJ) Vice-Chair SCSG

Steve Hallett (SH) Chair LERF

Minutes of the Last Meeting (7 April 2021)

Agreed as a true record

Actions from last meeting (7 April 2021)

WR explained that the contract for the ground investigations has been sent to WSP who have asked for some clarifications before giving a price for the works.

Action(s)

- WR to chase the MKC legal team regarding the WSP contract.
- WR to notify everyone when contracts signed and in place.
- WR to send through WSP's timescales when he receives them.

WR confirmed that MKC still intend to use vacant properties in Serpentine Court as temporary accommodation.

1. Project Plan Review

WR acknowledged that there was a need to let residents know what the different stages of the regeneration works were but said he could not give any dates or a timeline at the moment.

Action

- WR / RH to produce a step by step guide to what will be happening in the coming months but this will not include dates or a timeline. Although it will be in order of how things should happen, some things will overlap.

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- SG / RH to ensure that the 'next steps' go out to all residents in E-Upd8s and the Serpentine Court quarterly newsletter.

DS mentioned that a 'next steps' document had been issued prior to covid and said she would email this to everyone at the meeting.

Action

- DS to email previous 'next steps' document.

WR went on to explain that he would need to go to Cabinet for budget approval and can then let residents have information about timescales. Budget approval goes to Corporate Portfolio Board (CPB) and then on to Cabinet . WR said he would ideally like to get the budget report to CPB on the 19th May but did not think this was realistic. However, WR said that a special CPB can be arranged with 28 days notice. WR is hoping that Cabinet approval for the budget will happen in the summer. Then can go out to tender in the autumn for the detailed design and construction works. This process should take about 6 months. WR is hoping to move away from an open tender process and go to a Pagabo Framework which will save some time. WR explained that with an open tender process there is a lot more work and this includes due diligence which can take time. However, with a framework, the due diligence is already done. WR stressed that there is still a need to show transparency.

KF explained that people want to understand what is happening and have confidence that things are happening and are moving forward. He went on to say that MKC needs to think about what they can say that demonstrates things are happening and moving forward.

WR agreed with this and explained that once Cabinet had approved the budget, the council can say what is happening and when.

KF also explained that the public realm works don't resonate with residents, that its about what is happening with Serpentine Court.

WR explained that they are trying to bring forward the demolition of Serpentine Court so that it is not left open to anti-social behaviour and vandalism. The priority is to build the Council homes and decant the Serpentine Court residents into them. There will be 202 new home built and there are currently 152 secure tenancies, which will leave 50 new homes for normal allocation.

WR went on to say that allowance needed to be made for any leaseholders currently in Serpentine Court who might want to buy one of these new homes at cost price. The small sites and some properties on Stoke Road were included in Phase A of the build.

RM added that MKC could potentially offer other properties in Milton Keynes and shared ownership in the private market could also be explored.

2. Communications Plan

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SG explained that the Lakes E-Upd8 should be going out that day and that the Serpentine Court quarterly newsletter would be hand delivered to homes by the end of the week.

WR confirmed that if there was a need to get information out to residents E-Upd8s can be sent as required.

3. Leaseholders

WR explained that he had spoken to Pete Wilson that morning to confirm the number of leaseholders in Serpentine Court and there are currently 10.

WR went on to say that there was a need to engage with leaseholders and get a better understanding of their thoughts and what they would like to do.

KF supported the need to engage with leaseholders. KF has held a couple of meetings with them and although they met as a group, stressed that they very much want to be treated as individuals. KF also said that leaseholders had yet to receive any communication with regards to an offer from MKC.

Action

- SG to write to all leaseholders and arrange to meet / talk to them.

4. Risk Register

WR shared the latest version of the Risk Register on screen. It was agreed that as it is a lengthy document, more time would be given to discussion and questions about it at the May meeting.

Action

- More time to be allocated to May Project meeting to discuss the Risk Register.

5. Residents Charter

WR again confirmed that an offer needs to be put in place for leaseholders. He also confirmed that the Council needs to start engaging with leaseholders. **See action for agenda item 2.**

6. Feedback from SCSG / Tpas

KF explained that everything that had come up in the SCSG meeting the previous meeting had already been covered, apart from the Community Engagement Officer (CEO) post

WR confirmed that SG continued to cover the post two days a week on an interim basis. There is currently a CEO in post for Fuller Slade and also one for Melish Court and the Gables. WR explained that Julia Bandy had returned to her substantive post as Team Leader for Resident Engagement and that he was now looking to recruit a Community Engagement Manager and a permanent resource for the Lakes Estate. WR said he had spoke to his manager the previous day and had also discussed options with SG.

KF asked when the second housing needs assessment for Serpentine Court residents would take place. Residents were concerned that households were changing and that these needed to be acknowledged. SG confirmed that she had emailed Cherie Lee-Hemley regarding this.

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Action

- SG to chase Cherie Lee-Hemley for a response.
- SG/RH to include something in Lakes E-upd8 and Serpentine Court Quarterly newsletter when known.

7. Public Realm Consultation

Courtyard A's

SG said that she would be door knocking the Courtyard A's with RM, Cllr Darlington and Sue Brown (Senior Landscape Architect) on Thursday 13th May between 11am and 1pm. The group were hoping to talk to residents about their thoughts on the proposed plans for the Courtyards and to get their feedback on how they would like to use the spaces.

Courtyard B's

Sue Brown and SG had attended the Lakes Estate Renewal Forum to discuss the poor feedback received from residents via email, telephone and in writing. A poll had also been put up on the Locals of the Lakes facebook page which had received a lot of feedback. All of the feedback was discussed, and it was agreed that Sue Brown would draft some new plans for the Courtyard B's to be presented at the June LERF meeting.

Small Play Areas

The landscape Architects team were currently drawing up final plans for each of the four small play areas which will be displayed in each play area. The plans will show how the children's drawings and suggestions have influenced the designs. They will also be shared with Water Hall School and Drayton Park School.

7. Lakes Estate Renewal Forum

SG said that the meetings continued to go well. At the April meeting 3 residents from the Lakes Estate had been voted onto the group as a formal member. There are still spaces for further resident representatives, a business representative and representatives from other faiths.

SG went on to say that the group had started to identify some priorities that they would look at in more detail. These included fly-tipping, health, dog poo bins, safety and street lighting. SG also said that the group had set up their own email address which is lakesrenewal@outlook.com

The next meeting of the LERF is due to take place on Thursday 27th May at 6pm.

Any Other Business

DS expressed concern that residents moral was low and that it was important to get the 'next steps' out to them as soon as possible.

SG mentioned that she had spoken to Delia Shephard, Clerk BFSTC about restarting the Coffee Mornings and Mears Repairs Surgeries in July. They would be discussing this in more detail in the coming weeks.

WR confirmed that Mears should still be carrying out the standard repairs works.

Date of Next meeting

- 10.30am on 16th June 2021

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Actions

- SG to ask Paul Crook to amend the Teams invite to the new date.
- SG to inform SH of the change of date.