

Lakes Estate Monthly Project Meeting Notes & Action Points

Meeting Date: 07/04/21

Meeting Time: 10.30am

Attendees:

Will Rysdale (WR) MKC

Samantha Goodwin (SG)

Danielle Slaymaker (DS) Chair SCSG

MKC Steve Hallett (SH) Chair LERF

Apologies:

Sharon Jordan (SJ) Vice-Chair SCSG

Rahul Mundray (RM) MKC

Julia Bandy (JB)

Kevin Farrell (KF) Tpas

1. Project Plan Review

WR explained that the work done by YourMK has been transferred to the Council. There are some complicated issues to do with contracts. WSP who are the preferred contractors to oversee the Ground Investigations were appointed by HTA (the Architects). They were only appointed up until the planning application stage and WR has had to make the case to keep them on and do a direct appointment for the Ground Investigations. Also need WSP to underwrite the works they have already done and WR is waiting to hear on this. Hope to formally appoint WSP by the end of the week.

Action(s)

- WR to notify everyone when WSP have been formally appointed.
- WR to send through WSP's timescales when he receives them.

WR is working on the framework for the procurement of contractors for the detailed design and build. He has a meeting on Thursday 8th April and is hoping to be able to speed up the timescales.

WR talked about the phasing of the regeneration. In the planning application council homes would be built for everyone in Serpentine Court with a secure tenancy, and also some extra affordable homes, a %age for open market sale and community and commercial space. Now prioritising the council housing build and

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holding back the open markets sale properties. There are currently 202 council homes in Serpentine Court and 152 of these have secure tenancies.

With regards to Leaseholders, MKC is looking at options. One of which is for them to be able to buy at cost price of build. If MKC does delay the building of properties for open market sales, then leaseholders may be able to buy one of the 202 council homes that are being built. There are 9 leaseholders living in Serpentine Court. Talks with the MKC legal team about leaseholders has resumed.

WR stated that MKC intended to procure the contractors for the design and build whilst the ground investigations were going on.

DS said that a number of properties in Serpentine Court were currently empty (46, 55, 71, 73 and 174) and asked if they would be used for temporary accommodation.

Action

- WR to contact Asset Management Team about the vacant properties

2. Communications Plan

SG confirmed that it had been agreed that there would be a monthly E-Upd8 and a quarterly newsletter to residents living on Serpentine Court. The March E-Upd8 had gone out on the 31st March and included a Regen update, Public Realm Consultation update and an article on wheelie bins which would be introduced across Milton Keynes in 2023.

Articles for the newsletter would include:

- Promotion of the next 3 SCSG meetings
- Promotion of the next 3 LERF meetings
- A regen update – ground investigations
- The wheelie bin article

Action(s)

- SG and JB to let DS and KF know of anyone who requested to join the SCSG meetings.
- ALL to let SG and RM know of anything they would like included in the April newsletter.
- SG to contact Nick Hannon about additional dog poo bins and the possibility of recycling bins for Serpentine Court.

3. Risk Register

WR did not have an up-to-date version of the Risk Register.

Action

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- WR to send out updated version on Risk Register to everyone

The energy centre is on the risk register. WR explained that this may be delivered at a later phase. It was originally planned for just Serpentine Court and not the homes on the satellite sites. But looking to see if it could be something that services the whole estate. Just need to make sure it is future proofed.

The Lakes ERF is also on the risk register. SH confirmed that there was a members only meeting on the 13th April. DS will attending future LERF meetings.

4. Residents Charter

WR said he is talking to the legal team about the Residents Charter. He has been advised that MKC will only sign up to statutory expectations.

Action

- SG to add Leaseholders to the monthly project meetings as a standing item.

5. Feedback from SCSG / Tpas

DS explained that there wasn't much going on at the moment due to lockdown restrictions. She had met with SH (Chair LERF) for a walk around the estate and a chat.

DS also said that residents were still very negative about the regeneration and seemed to think it wouldn't happen.

DS is hoping that the July meeting will be face to face. She wants the SCSG to be open to all residents on the Lakes estate. SJ (Vice Chair SCSG) lives on the wider Lakes estate and is very proactive. Hopefully this will encourage other residents to take part in meetings.

6. Public Realm Consultation

SG explained that the consultation for the Courtyard A's, Courtyard B's and small play areas had closed.

Feedback from residents living on the Courtyard A's was being used to produce some final drawings and face to face consultation by way of door knocking would take place on the 13th May. DS said she would like to help with the door knocking.

Actions

- SG to let DS know the times of the door knocking.

Feedback from the Courtyard B consultation had been poor – 16 responses from 2200. Feedback was that the ideas were fine in principle but would be vandalised and would therefore be a waste of money. SG was working with the LERF to decide on the next steps.

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There had been a good response to the play area consultation from Water Hall School but nothing from Drayton Park School. The consultation was extended for a week and Mariee Wymer (Chair Locals of the Lakes) kindly passed out consultation packs to parents at the school gate and had collected completed drawings back in. The UD&LA team were working on final drawings which would be displayed in the play areas and would show how children's ideas had influenced the final design.

7. Lakes Estate Renewal Forum

SH said there was a meeting on the 13th April with member to discuss the agenda for the next meeting and asked WR if he had anything he would like on the agenda. An open LERF meeting would take place on 29th April 2021.

SH also said that along with two volunteers (Vikki Bull and Gill) he would be meeting Claire Foden and Neil Owen from Mears on Monday 12th April, to put a clear process in place for ensuring good communications with residents and to help ensure repairs are completed right first time.

DS mentioned that there were 3 or 4 lights out on the red way where Serpentine Court and Drayton Park School meet.

WR asked DS if she could let him have Margaret Prescott's address.

Action(s)

- WR to let SH know if he would like anything on LERF agenda
- WR to mention meeting with Mears to Asset Team.
- DS to contact Margaret Prescott for permission to give WR her address.

Any Other Business

None

Date of Next meeting

- 10.30am on 5th May 2021