



Serpentine Court Steering Group

Tuesday 1st February 2022 at Spotlight

Minutes

Residents: Danielle Slaymaker (Chair) Cassy Elliott (Deputy Chair), Shannon McCaul (Deputy Chair), Mercy Zvenyika (Deputy Chair), Mohamed Rohim, Robyn Goodwin, Joan Forsyth, Sebastian Power, Stacey Coleburt, Jean Wallace, Clive Wallace, Pauline Wright, John Pearce (observer), Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum), Mariee Wymer (observer – Locals of the Lakes Residents Association)

Staff/Councillors: Rahul Mundray (Milton Keynes Council), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKC), Jonathan Rees (HTA)

Apologies: Zulf Awan (MKC), Jessisca Gilsean (Locals of the Lakes Residents Association)

1. Welcome and introductions

Danielle opened the meeting and explained that 2022 was going to be another important year for Serpentine Court as the building of the new homes moves closer. In early December, Danielle, Steve Hallett, Mariee Wymer, Kevin Farrell and Samantha Goodwin met with Will Rysdale (Head of Housing Delivery, MKC) to discuss a communications plan, the Residents Charter and the resident leaseholders' situation. The meeting was constructive, and Will agreed to produce a communications plan; re-start work on the Residents' Charter and produce a shared equity offer for resident leaseholders during the first quarter of 2022.

2. Minutes of 7th December 2021

Agreed as a true record.

Matters Arising – Samantha Goodwin had produced the February newsletter on time. Completed.

Matters Arising – Kevin Farrell had referred the item on a Design Code for Phase B to Steve Hallett for further consideration by LERF. Completed.

3. Project update – Jonathan Rees, HTA

Jonathan shared the designs for the boards which will be on display at the public exhibition, which will take place on Wednesday 23rd February at Spotlight. The information and drawings are similar to what was presented at the last exhibition, but with some updates. The drawings will focus on the resettlement areas and the 202 new homes. There will be updates on the timeline, phasing, estate improvements and the the plans for Warren Park. More detailed plans of the flats will also be presented.

HTA has been working on the technical aspects of the tender documents for Phase A. Work has been carried out on wheelie bin storage on the Melfort Drive site; air source heat pumps for flats and houses; underfloor heating and mechanical ventilation. Jonathan confirmed that the air source



heat pump units are approximately the size of a fridge freezer. Air-conditioning-type units will be in the rear gardens of houses and housed in a cage for safety reasons. The new homes will have underfloor heating instead of radiators. Rahul explained that housing officers will be trained in the use of the air source heat pump settings and will visit tenants to explain how the equipment works.

The Council had originally intended to build an energy centre as part of Phase A, but the idea has been scrapped, and every home will have its own heating system. In the flat blocks, the air-conditioning-type units will be on the roofs. All homes will be triple glazed.

In answer to a series of questions, Jonathan confirmed the following:

- The existing wall in Empingham Close will be removed to provide road access to the new Melfort Drive homes.
- MKC is still planning two shop units as part of Phase A, plus a nursery and community hub.
- Discussions are ongoing about what type of electric car charger will be fitted to the houses. The current type in use is Type 2.
- Following a decision by MKC, the flats will not be provided with outside taps.
- No decision has been taken on the types of hobs and cookers to be fitted, but there will be no gas supply to the homes, so tenants will not be able to transfer gas cookers.
- There will be a storage space for white goods in the flats and houses, so washing machines will not be fitted in kitchens.
- Wherever possible, bathrooms will have windows. Some of the flats cannot have windows but will have effective mechanical ventilation.
- Houses will have brackets to mount bikes and flats will have a bike store.
- The kitchens will be open plan.
- The homes have been designed in such a way that some rooms can be adapted by introducing internal partition walls.
- Electric Smart meters have not been discussed yet.

4. **Lakes Estate Renewal Forum**

LERF has been working on regeneration issues and issues affecting the wider estate such as landscaping, parking and grounds maintenance. At the last LERF meeting, Nick Hannon (Head of Property and Facilities) presented a plan to tackle fly-tipping, which included the introduction of CCTV in the hotspots. A Christmas Fayre was held on the estate in December and the feedback from residents was how much they love the Lakes and the sense of community spirit. Steve reminded the meeting that part of LERF's role is to hold the Council to account for its performance and an open meeting will be held on 17th February at Spotlight, to hear the voices of residents.



5. **Project update – Rahul Munday, Development Manager, MKC**

Project timeline: good progress continues to be made against the timeline. The pre-tender timetable is on track and the detailed designs are expected to be ready by Spring.

Ground investigations: The report will be ready in February, and it will be shared with the structural engineers.

Detailed Drawings Tracker: Rahul presented the new tracker which has been produced by HTA (see appendix).

Procurement: Following feedback from the four contractors, who have expressed an interest, about the expense of the one-stage tendering process, MKC has decided to split the tendering process into two stages. MKC will be drafting the tender documents from March to May 2022. The winning bidder will then work on the detailed specification under a Pre- Construction Services Agreement (PCSA). The PCSA will include appointing a contract team; further work on the detailed specifications; updating designs; liaison with statutory providers; phasing; logistics; resident engagement; a communications plan and procuring sub-contractors. Rahul agreed to check whether LERF and SCSG would be able to have an input to the evaluation of the four contractors' submissions. **Action: RM**

Risk Register: MKC continues to monitor the impact of Covid-19, building cost inflation, the Planning Department's stipulations, and the impact of Brexit on the construction industry. (The register is discussed with Danielle, Mercy and Steve at the monthly Project Board meetings.)

6. **Any other business**

The coffee morning at Spotlight will recommence from Wednesday 2 February. Mears surgeries will be held fortnightly on a Thursday from 10-11.30am. Councillor Darlington's surgeries begin again on Thursday 3 February.

Date of next meeting: Tuesday 1st March, 6.45pm – 8.00pm at Spotlight.