



Serpentine Court Steering Group

Tuesday 7th December 2021

Minutes

Residents: Cassy Elliott (Deputy Chair), Joan Forsyth, Sebastian Power, Pauline Wright, Ronke Oladapo, John Pearce (observer),

Staff/Councillors: Rahul Munday (Milton Keynes Council), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKC)

Apologies: Danielle Slaymaker (Chair), Shannon McCaul (Deputy Chair), Mercy Zvenyika (Deputy Chair), Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum), Margaret Prescott (observer - Locals of the Lakes Residents Association), Cllr Emily Darlington, Mariee Wymer (observer – Locals of the Lakes Residents Association)

1. **Welcome and introductions**

Cassy opened the meeting, in Danielle's absence, and welcomed everyone.

2. **Minutes of 2nd November 2021**

Agreed as a true record.

Matters Arising – Item on the appointment of HTA to be removed from agenda. Completed.

Matters Arising – Detailed design tracker to be added to the agenda as a standing item. Completed.

Matters Arising – Discussion about a possible return visit to Dollis Valley. Carried forward.

3. **Project update – Samantha Goodwin, Interim Community Engagement Officer, MKC**

Public exhibition: The display boards will be ready for the start of February and MKC is planning to hold the exhibition at Spotlight in the week after the SCSG meeting (week commencing 7th February.)

Serpentine Court e-Upd8/newsletter timetable: The next quarterly newsletter is due out at the beginning of February 2022. Samantha invited SCSG to submit an article by 14th January. **Action: DS**

Residents' Charter: Will Rysdale met with Danielle, Steve Hallett and Mariee Wymer on 1st December to discuss communications, the resident engagement strategy and the residents' charter. Will is continuing to work on the leaseholder options and he acknowledged Danielle's concerns over the delays. He stated that the completion of the Charter would be a priority in 2022.

Leaseholders' consultation: Samantha has spoken to the six residential leaseholders. She has now obtained email addresses for the four non-residential leaseholders and has emailed them.



Samantha has scheduled a meeting with Geraldine Shaw of MKC to discuss the next steps, in attempting to contact the non-resident leaseholders who have not responded.

Environmental works consultation:

Play Area Update:

The contractors are now on site installing the first refurbished play area at Grasmere. Whilst still awaiting delivery of the large multi play item, the contractor is pressing on and hopes to be able to open the play area for use in early January. Skene Close / Fern Grove has also been impacted by the delays in the play equipment supply and so it now looks like both Bala Way and Skene Close/ Fern Grove will be under construction at the same time during January and February. Whilst the weather conditions could slow progress on site, we are confident the two play areas will be completed and in use by the end of February / early March.

We have now also received the final 3D visualisation of the Bala Way play area which you can see below.

The plans for the final play area (behind Gorman Place / Laidon) are still being developed, but MKC hope to place the order for the equipment before the Christmas break and to have the contractor on site constructing this play area in March at the latest.

In the New year, attention will turn to Warren Park and MKC will be looking to develop the plans for this with the community, including engaging with the local secondary school children to ensure they provide the facility they need. This will include developing a makeover plan for the resident Dinosaur. MKC will share information with regards to the plans for Warren Park in future updates.

Courtyards Update:

Works within the courtyards are ongoing and progressing well. They will continue though out December and January. The new seating and planters will be ordered before Christmas, to be installed in the New Year. Unfortunately, due to the time of year it is not possible to turf the areas of bare earth and whilst they have been seeded, it is going to take some time for the grass to establish.

Lakes Estate Regeneration Forum: Steve and Mariee were attending a MKC Scrutiny committee meeting as the same time as this meeting. Samantha reported that there has been some frustration over slow progress with some initiatives. Five new bins have been installed and Nick Hannon, Head of Waste and the Environment, MKC, will be attending the next LERF meeting to discuss the fly-tipping strategy action plan.

Community Engagement Officer: Samantha will continue to act as the interim officer and the new Community Partnerships Manager will start work on 13th December.

4. **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. The Planning Department has notified the Regeneration Team that it will be establishing a formal approval process for any minor changes that are made to the designs. Lakeisha Peacock, MKC Development Management, is responsible for the project and she held a productive meeting with Rahul today, to discuss how the process will work.



Ground investigations: Structural Soils has completed 300m of drilling and the samples have been sent for analysis. The report will be produced by the end of January, and it will be shared with the structural engineers. Structural Soils have re-instated the holes and are monitoring the build-up of rainwater.

Detailed Drawings Tracker: Rahul presented the new tracker which has been produced by HTA (see appendix). HTA has been working on the building footprints, detailed changes to the designs and liaising with several manufacturers over materials. There have also been meetings with various MKC departments. The report is a high-level summary of the changes that are being made to the detailed drawings. Rahul highlighted points about the thickness of the wall construction; the boundary treatments; the ventilation to the flats; thermal efficiency; triple-glazed windows, and the CCTV system. HTA has also addressed the issue of designing low roofs to and has found an interlocking tiling system that works on shallow roofs. Work is also being carried out to remove unnecessary detailed brickwork designs which will reduce costs. Kevin responded on behalf of SCSG and thanked Rahul for arranging for this new process to be introduced. A monthly report will be produced for SCSG to track the changes.

Design Code: Kevin had queried with the Regeneration Team, a promise made to residents in the ballot documents that MKC would develop a Design Code with HTA. Rahul discussed the matter with HTA and reported the Design Code for Phase A had been superseded by the public consultation process which involved several workshops and public exhibitions that fed into the planning application. Planning permission for Phase A was partly based on the results of this consultation. A Design Code is still relevant for Phase B, as it only has outline planning permission. Rahul referred SCSG members to Section 7 of the Design & Access Statement in the planning application documents which is effectively the design Code for Phase A. Kevin had already advised Steve Hallett about the code and agreed to refer the matter to LERF for further consideration.

Action: KF

Procurement: The MKC Regeneration Team is waiting for responses to its 'soft-market testing' with the interested building contractors.

Memorandum of Understanding: The MKDP board had agreed to enter into the option agreement with MKC. The negotiations over the wording of the agreement are close to completion. MKPD has been informed by Planning that it must also enter into Section 106 agreement, to which it has agreed and which the Regeneration Team will seek to get completed by the end of February 2022 at the outside.

5. Questions

Q: Will all new homes be fitted with a car charger and outside water tap?

A: Houses will be fitted with a car charger and outside taps and this has been written into the specification. Blocks of flats will have communal car chargers and we are looking at locations for shared external taps as part of the design process.

Q: Is it possible to include a post office in the plans for Phase B?

A: That would be a commercial decision for the Post Office, and it is not in the Council's gift to provide one. MKC will advertise the opportunity and promote the benefits.



6. **Any other business**

SCSG agreed to hold the January meeting via Microsoft Teams. It was subsequently decided to cancel the January SCSG meeting as the public exhibition will not be held until late February and HTA be attending the February SCSG meeting, not the January meeting as originally planned. There were insufficient items to warrant a meeting in January.

Date of next meeting: Tuesday 1st February, 6.45pm – 8.00pm via Teams.