



## Serpentine Court Steering Group

Tuesday 2<sup>nd</sup> November 2021

### Minutes

Residents: Danielle Slaymaker (Chair), Cassy Elliott (Deputy Chair), Mercy Zvenyika, Joan Forsyth, Robyn Goodwin, Clive Wallace, Sebastian Power, Mohamed Rohim, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association)

Staff/Councillors: Rahul Mundray (Milton Keynes Council), Kevin Farrell (Tpas)

Apologies: Shannon McCaul (Deputy Chair), Pauline Wright, Ronke Oludapo, Stacey Coleburt, Jean Wallace, Samantha Goodwin (Tpas/MKC) Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum) Jessica Gilsenan (observer - Locals of the Lakes Residents Association), Margaret Prescott (observer - Locals of the Lakes Residents Association), Cllr Emily Darlington

#### 1. **Welcome and introductions**

Danielle opened the meeting and welcomed everyone. She began by informing the meeting about the speech she gave at the contractor's briefing on 21<sup>st</sup> October, which she had shared via email with the members and observers. Contractors in attendance included Kier, Wilmott Dixon, Grahams, SRM and Skanska. Rahul was thanked for holding a workshop about the risk register with the SCSG Chair and deputies.

#### 2. **Minutes of 5<sup>th</sup> October 2021**

Agreed as a true record.

Matters Arising – Samantha Goodwin reported MKC will carry out a standard assessment of each household to ascertain proof of ID and residency for all household members, household size and need. If there is a need for an adapted unit or extra bedroom for medical needs, then the onus is on the tenant to evidence this; consultants' letters or OT assessments are free. Completed.

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

Serpentine Court e-Upd8/newsletter timetable: The November issue of the Serpentine Court Quarterly newsletter was hand delivered to residents yesterday. The next quarterly newsletter is due out at the beginning of February 2022. The next Lakes E-upd8 is due later this month.

Residents' Charter: Will Rysdale continues to talk to colleagues in MKC. Meanwhile, Rahul has discussed residents' choices (e.g. tiles, paint, finishes of houses) with Pagabo and there will be conversations with the potential contractors.

Leaseholders' consultation: As previously reported, Samantha has spoken to the 6 residential leaseholders, all of whom were mortgage free and would not be able to obtain a mortgage if this was needed to obtain a new home. She has now obtained email addresses for 3 of the 4 non-residential leaseholders and have emailed them. To date only one has responded and they are in



the process of arranging to meet. The fourth non-residential leasehold property is a little more complicated and has some potential confidentiality / GDPR issues.

At last month's Project Board meeting Will informed everyone that he was pulling a paper together to say that MKC needs to have a consistent offer for resident and non-resident leaseholders. There should be an update on this at the November Project meeting.

Environmental works consultation: Play Area Update: There are no further updates other than that reported in this month's quarterly newsletter. A further update should be reported in this month's E-Upd8.

Lakes Estate Regeneration Forum: Mariee reported that the Rubbish Amnesty Day had been a great success. A total of 8-lorries-worth of rubbish was removed and the process worked as planned. Serco carried out a fantastic piece of work.

#### 4. **Project update – Rahul Munday, Development Manager, MKC**

Project timeline: good progress is being made against the timeline and with three key areas in particular – ground investigations, appointment of consultants (HTA and WSP) and the procurement framework. Rahul presented a detailed timetable for the pre-tender works and pointed out that it was a living document that is being constantly updated. According to the current timetable, the building contractor should be appointed by June 2022. There will be further couple of months to allow the contractor to make all the necessary arrangements before works can commence.

Ground investigations: Structural Soils have started drilling and have completed 144 metres of drilling, which amounts to 49% of the programme. Some of the holes have been drilled to a depth of 40 meters and the programme is on target.

HTA appointment: Completed and to be removed from the standard agenda. **Action: KF**

Procurement: The MKC team is carrying out 'soft-market testing' with the interested building contractors via a questionnaire, to try and find out their views on the Council's proposals for Phase A.

Memorandum of Understanding: Rahul previously reported that at a meeting in October, the MKDP board had agreed to enter into the option agreement with MKC. The negotiations are ongoing and are close to completion.

#### 5. **Questions**

Q: Are the drawings that were submitted as part of the detailed planning application, fixed? If not, is MKC intending to make any changes to them? And, if changes are made, what is the mechanism for informing SCSG?

A: Any major changes to the overall footprint, such as the number of units / bedrooms etc, would mean that we would have to submit a new planning application; - which we are seeking to avoid. The aim is to minimise any changes from planning, apart from tweaks to realise potential value engineering savings. So hopefully, there may not actually be too much communicate in relation to



changes. Any changes that are made can be presented to residents over a meeting. HTA suggest that an appropriate timescale for this would be January, as by that time the Value Engineering items should be agreed. The meeting could be face-to-face, or virtual, depending on the Covid situation at the time.

Q: Is MKC willing to create a tracker so that SCSG can monitor any changes to the detailed drawings and the specification?

A: Yes, that should be possible. Kevin will make the tracker a standard item on the SCSG agenda.

**Action: KF**

Q: When SCSG visited the regeneration project at Dollis Valley in Barnet, one of the main learning points was about securing demolition sites with 24-hour security personnel. How is MKC planning to secure Serpentine Court as it is emptied?

A: That will be a matter for Housing Management to consider.

Q: I wouldn't want anyone to have to live in the squalor of my flat when I leave. Is there any possibility that the Council will use the emptied Serpentine Court to temporarily house homeless families?

A: There are currently no plans to do so.

#### 6. **Any other business**

An item on a potential follow-up visit to Dollis Valley to be added to December's agenda. **Action: KF**

Date of next meeting: Tuesday 7th December, 6.45pm – 8.00pm at Spotlight