

## **Serpentine Court Steering Group**

Tuesday 3<sup>rd</sup> December 2019

### **Minutes**

Residents: Danielle Slaymaker (Chair), Sharon Jordan (Deputy Chair), Shannon McCaul (Deputy Chair), Nasteexo Cabdi, Joan Forsyth, Pauline Wright, Stacey Coleburt, Sebastian Power, Mariee Wymer (observer – Locals of the Lakes), John Pearce (observer), Jean Wallace (observer), Clive Wallace (observer), Margaret Prescott (observer – Lakes Residents Association)

Staff: Anne Bircham (Milton Keynes Council), Kevin Farrell (Tpas), Jonathan Rees (HTA), Cllr Emily Darlington

Apologies: Robyn Goodwin, Ronke Oludapo, Mercy Zvenyika, Mohamed Rohim

#### **1. Welcome and introductions and ground rules**

Danielle the meeting with a welcome and introductions.

#### **2. Minutes of 12<sup>th</sup> November 2019**

Cllr Emily Darlington had given her apologies. Agreed as a true record.

Matter Arising – page 2 – The resident leaflet with revised timeline has been delivered. Danielle thanked Sharon, Sebastian and Stacey for carrying out the delivery.

Matter Arising – page 2 – MKC procurement team to meet with Tpas and DS. Carried forward.

Matter Arising – page 2 – the draft Local Lettings Policy has been circulated by MKC.

Matter Arising – page 3 – MKC to organise a rents and welfare benefits workshop. Carried forward.

Matter Arising – page 3 – Lizzie has circulated MKC's draft policy on disturbance payments.

Matters arising: Anne Bircham has arranged the pre-planning application exhibition for Sunday 26 and Monday 27 January.

Matters arising: Anne had contacted the Comms team regarding the use of Sebastian's photos for MKC publicity.

Matter arising: Anne reported that the land close to Bramley Grange that had been squatted, is now available for resident parking. Housing has arranged for the gates to be tied back.

### **3. Design Update – Jonathan Rees (HTA)**

Jonathan provided SCSG with updates on the Timeline and reported that the process is moving quickly and on target to submit the planning application in February 2020. HTA have been focusing on the detailed plans for the development sites and the estate improvements. Preparations are also being made for the public exhibition in January.

Further detailed work has been carried out on Phase A, which is the most complicated of the development sites, as it includes the community hub and the retail units. Some more 2-bed houses have been included in the designs and a meeting will be held with local stakeholders next week to consider the interior design of the building. Jonathan confirmed that the plans for the hub still include a nursery.

HTA has been continuing to work on the design for the energy centre with the aim of ensuring that it is of the right size and power. He confirmed that it will be located on the Phase A site. The last meeting with Planning to discuss the centre was positive and HTA is still awaiting some feedback from planning officers on the subject.

A leaflet is being prepared for Lakes residents which will explain that there is no intention to build all over the park. It will highlight the safe new red way through the middle to Stoke Road and Waterhall Park; the new pool for drainage; the events space; the nature trail along the ancient hedgerow and the zones of activity, events and ecology. Jonathan acknowledged that the area around the pool will need to be safe and secure. He also confirmed that a skate park is featured in the plans.

On the question of improved lighting in the park, Jonathan accepted that improved lighting was essential, so that people could use the park at night.

The nursery will share the same building as the community hub and the plans are for a 4-storey building with flats above and lifts. Concerns were raised about flats overlooking the nursesey, and Jonathan confirmed that the building design will ensure that the nursery will not be overlooked.

There was a run-through of each development site and Jonathan pointed out that there had been an overall increase of 5 homes, since he last presented the plans to SCSG. The Serpentine Court site now includes 4, 3-bed wheelchair-accessible flats.

Following concerns raised by SCSG about the pitch of the roofs on new properties, HTA had done some further work and produced a design that lowers the roof heights, but still provides structures that can carry solar panels. Jonathan assured the meeting that there would still be storage space in the roof space.

Some apartment blocks are likely to have flat roofs in order to house the earth source heat pumps as the flats won't have gardens to house the equipment.

Anne confirmed that the meeting of stakeholders to discuss the uses and design of the community hub was to be held on Thursday 10 December at Spotlight from 2.30pm – 4.00pm and invitations had been sent in good time.

**Action carried forward (JR):** Organise a design walkabout for SCSG to look at the development sites in early 2020.

#### **4. Project update**

Anne confirmed that the January public exhibition will be held on Sunday 26 (1pm – 4pm) and Monday 27 January (10.30am – 7.00pm). She asked SCSG members to consider volunteering to help run the events.

The Coffee Morning is to be switched from Thursday's to Wednesdays, starting from 18 December (10.30am – 12.30pm). The Mears repairs surgery will be re-commencing on 9 January.

Lizzie Brown will be leaving the Council on 19 December to take up a post with a housing association. Anne will be promoted to Lizzie's post and Samantha Goodwin of Tpas will be carrying out some of the community development tasks that Anne is currently responsible for.

#### **5. Reports from Project Board and Regeneration Cabinet Sub Committee**

Danielle confirmed that the next Project Board will take place on 14 January and Sharon will be attending with support from Kevin.

Nadia and Danielle presented reports to the November Cabinet Sub Committee. The results of the Fullers Slade ballot were announced and Danielle congratulated Sylvia, Chair of the Fullers Slade Steering Group on the result. Michael Kelleher, Director of Housing & Regeneration, spoke to a paper on the Serpentine Court timeline and the planning application process.

Danielle has expressed concerns through Anne to senior council officers and councillors over the running of the sub-committee meeting, as some of the rules are not being followed regarding questions and statements from the public. Some of the statements have been misleading about consultation and resident involvement in the regeneration of Serpentine Court and the wider Lakes Estate, and she had done her best to put across the facts with support from Samantha of Tpas. Anne assured the meeting that councillors are listening to Danielle's concerns.

**6. Tpas – Independent Advisor report**

Kevin reported that the draft Local Lettings Policy and draft Home Loss Payments and draft Disturbance Compensation policies are now available, and he had circulated copies to SCSG members. The meeting agreed a workshop with Lizzie Brown to be held on Monday 9 December, 6.00pm at Spotlight.

Following a discussion about how resident involvement in the regeneration of the Lakes Estate might develop during 2020, Kevin agreed to lead a session at the January SCSG meeting to explore ideas.

**Action (KF):** Prepare to facilitate a discussion on resident involvement at the January SCSG meeting and add to the agenda.

**7. Any other business**

None.

**8. Date and times of future meetings**

Tuesday 14th January - 6.30pm – 8.00pm at Spotlight