



Serpentine Court Steering Group

Tuesday 4th May 2021

Minutes

Residents: Danielle Slaymaker (Chair), Cassy Elliott (Deputy Chair), Shannon McCaul (Deputy Chair), Sebastian Power, Stacey Coleburt, Joan Forsyth, Mohamed Rohim, Ronke Oludapo, Mariee Wymer (observer – Locals of the Lakes)

Staff/Councillors: Rahul Mundry (Milton Keynes Council), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKC), Cllr Mohammed Khan

Apologies: Pauline Wright, John Pearce, Sharon Jordan, Robyn Goodwin

1. **Welcome and introductions**

Danielle opened the meeting (via Teams) and welcomed everyone.

2. **Minutes of 6th April 2021**

Agreed as a true record.

Matters Arising – Samantha to send Sonal Mehta's contact details to Mohamed Rohim. Completed.

Matters Arising – Samantha to keep Danielle informed about the objections raised by residents of Gary Close to the plans for a tree planting. Completed.

Matters Arising – Samantha to provide an update for Danielle on the consultation over the plans for 4 small play areas in the next couple of weeks. Completed.

Matters Arising – Will Rysdale to provide an update on the vacant Community Engagement Officer post. See the following section. Completed.

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

The next Lakes Estate e-Upd8 is due to be issued on 11 May and the quarterly Serpentine Court newsletter was due to be hand-delivered to every home by the end of the week. The communication plan is now a standing item at the monthly Project Board meeting.

Samantha was due to meet with Rahul and Councillor Darlington to discuss the results of the public consultation and next steps with Phase A of the Environmental Works on 6 May. Samantha will inform Danielle of the dates of the door-knocking exercise. **Action: SG**

The Courtyard B consultations produced a low response. Mariee organised a further poll via the Locals of the Lakes webpages, which generated a good response. The results of the poll have been fed to LERF and were discussed at its April meeting.

Consultation with local families, via Drayton Park and Water Hall primary schools, has ended on the plans for 4 small play areas. The submissions have been collated by Sue Brown and she is working on the next set of drawings, which will be displayed in the play areas.



Works on the Redway have commenced on the route from Drayton Road to the Blue Lagoon. Fenny Stratford Town Council is currently examining ways in which to fund a continuation of the Redway to Bletchley. The toucan crossing works have also begun and are due to be completed by the end of May 2021.

The Lakes Estate Regeneration Forum (LERF) met again last week. Three new resident members have joined. Discussions have been continuing over the LERF's priorities, with estate lighting, safety, fly-tipping and dog waste bins among the most pressing issues. The Repairs Sub-Group provided an update and reported that repairs surgeries have been re-instated. The surgeries are currently being run online due to Covid-19 restrictions and will be advertised in the next e-Upd8.

The Lakes Residents Association AGM will be held on 26 May 2021 via Zoom.

The Project Board meeting took place on 7 April and the main points are covered under the next item. The Resident Charter and Leaseholders are now standing items.

The meeting between Will Rysdale and his line manager about the recruitment of a Community Engagement Officer that was due to take place in April had to be postponed. The meeting has been rescheduled and will be discussed at the Project Board meeting on 6 May, which Danielle will be attending. Samantha will remain in the interim post until the full-time post is filled.

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

Ground investigations: the work that WSP will be carrying out will provide MKC with an understanding of the composition of the ground under the development site and establish if there are any contaminants. The results will allow the engineers to design the foundations of the new homes. The works entails two aspects: 1) A contract 'Number 1' for the engineers (WSP) to manage the ground investigations process; design the scope of the process and manage the tender process to appoint the company to dig the holes. 2) Contract 'Number 2' will cover appointment of contractors via the Perfect Circle Framework to deliver the ground investigations (i.e. the contractors who will dig the holes and take samples etc.)

The ground investigations works entail digging a series of holes and analysing the samples in a laboratory. The holes are then safely re-filled, and the ground is returned to its previous condition. The results are interpreted by WSP, and the information is fed into the foundation designs. The whole process will take 6 months.

Neither WSP or HTA had been appointed of as 5 May, but contracts have been shared and negotiations were ongoing with further meetings due that week.

Other project activities will be running concurrently with the ground investigations. For example, MKC plans to take forward the tender preparation process alongside the ground investigation; so MKC does not have to wait for one thing to be completed before progressing the other.

Due to the economic impact of Covid / Brexit, the MKC Executive team are looking at everything carefully - and MKC's Finance Director is approving the cost of each contract before it is signed. A decision to approve the regeneration of the Lakes estate has been taken at a strategic level, and the project is included in the latest Housing Revenue Account Business Plan. However, at a management level, the Finance Directorate needs to agree / sign-off purchase orders for each specific contract. It is expected that the pre-tender design work for the Lakes regen will cost around £1m and, taking MKC staff costs into account, close to £2m has already been spent to get to the



planning consent stage. In addition, a budget of £960k has been agreed for the environmental works.

Memorandum of Understanding: a lawyer representing the regeneration team has begun meeting with a lawyer representing the Planning department. Included in the negotiations will be an option agreement on the land on the other side of Stoke Road.

The Tender: As soon as the tender approval has been given by the Council, much of the detail will start to crystallise. It is unclear whether the Council will still have to follow OJEU regulations, post Brexit. The rules may change, and the Council will need to understand how tendering works in the new era where the UK is no longer a member of the European Union. It may be possible to speed up the tendering process by using a procurement framework rather than 'open' tendering. Using a framework might save 3-4 months and this approach is being examined by MKC. The plan is to have agreements in place to begin tendering in the Autumn.

5. Questions

Q: When will the next Housing Needs Assessment (HNA) be carried out?

A: (Samantha Goodwin) Dawn Wilson of MKC was previously in charge of HNA, but she has been seconded to another role. I have contacted her interim replacement and I'm awaiting a response. I will provide Danielle and Shannon with an update as soon as I can. Residents should not be unduly worried about changes to their household make-up, and I will make sure there is an article about the next HNA's in the next e-Upd8. **Action: SG**

Q: Has there been any further developments with garage demolitions on the estate, as there are ongoing parking problems in parts of the estate?

A: (Rahul Munday) As previously reported, the Lakes estate is part of a general garage strategy for the whole city. Steve Young of MKC is leading on the strategy and there is nothing new to report. Samantha agreed to contact Mohamed Rohim to discuss the parking issues. **Action: SG**

6. Any other business

There was a general discussion about waste management and fly-tipping on the estate. Additional CCTV cameras are being fitted and another Enforcement Officer has been appointed to concentrate on the Lakes. The LERF is keen to tackle the issues and Samantha will be talking to Cllr Ed Hume about the community's concerns. Nick Hannon (Head of Environment & Waste, MKC) has ordered 5 extra dog waste bins for Serpentine Court.

Samantha gave her apologies for the next meeting and will provide a written report. **Action: SG**

Date of next meeting: Tuesday 8th June - 6.30pm – 8.00pm via Teams