

Serpentine Court Steering Group

Tuesday 4th June 2019

Minutes

Residents: Danielle Slaymaker (Chair), Sharon Jordan (Deputy Chair), Shannon McCaul (Deputy Chair), Jean Wallace, Clive Wallace, Mariee Wymer (observer – Locals of the Lakes), Stacey Colburt (observer), Jan Power (observer), Joan Forsyth, Ronke Oludapo (observer), Pauline Wright

Anne Bircham (Milton Keynes Council), Emma-Jane Flynn (Tpas), Samantha Goodwin (Tpas)

Apologies: Kevin Farrell (Tpas), Cllr Emily Darlington

1. Welcome and introductions and ground rules

Danielle opened the meeting with a welcome and introductions.

2. Ground Rules

Danielle checked that everyone had read the ground rules and pointed out that there was one missing:

‘All mobile phones to be on silent during meetings’

3. Minutes of 7th May 2019

Matters Arising – Resident Survey.

RPS went around all the outlying areas to see what improvements could be done e.g. pavements, lighting, roads etc. They produced a detailed report with lots of photos. The report provides a good basis for the start of discussions on what residents would like to see in the wider area.

The previous minutes were agreed as a true record.

4. Visit to Cambridge Regeneration Schemes: presentation and feedback

On 14th May, 7 residents from Serpentine Court (Danielle Slaymaker, Shannon McCaul, Sharon Jordan, Nadia Hardi, Nasteexo Cabdi, Joan Forsyth, Mariee Wymer) together with Kevin Farrell (Tpas) and Lizzie Brown (MKC) and Anne Bircham (MKC) went to visit 2 recently built schemes in Cambridge. Anne said that she had been asked by Kevin Farrell (Tpas) to put together all the photos that had been emailed to her to show everyone at the meeting and to get the views and opinions of those residents present that went on the visit, along with those of other residents in attendance at the meeting.

Slide 1 – Introductory / Cover slide

Slide 2 – Group photo

Slide 3 – Marmalade Lane - From the photo the walkways look dark, but it was explained that there are sensor lights that come on as you walk along the passageway. All those present felt that sensory lighting was a good feature and would save money in the long run.

Slide 4 – Mixed Tenure - Residents liked the idea of having roof space to be able to do a loft conversion to create an extra room. They didn't like the communal garden and would prefer own private space.

Slide 5 – Communal Space – Residents liked the brickwork behind where Kevin and Mariee are standing.

Slide 6 – Flexi Parking Area - No comments were made.

Slide 7 – Back of House - Residents liked the brickwork and the long windows. They would like their own garden area.

Slide 8 – Kitchen and Bathroom - Residents liked the shower over the bath. They also liked the integrated washing machine in the kitchen. However, residents did not like the open plan kitchen / living area due to smells from the kitchen, that it could be a potential fire hazard, would be noisy and insecure.

Slide 9 – Magna – Group Photo

Slide 10 – Sides of flats - Residents liked that everyone living in flats above ground floor had their own balcony and that those living on the ground floor had their own terrace level.

Slide 11 – Windows and Balconies - Residents liked the long windows. They also liked that the flats with windows overlooking the railway tracks and busy roads were sound proofed.

Slide 12 – Gardens and Art Installations - Residents liked the look of the trellis, the woodwork and lighting.

Slide 13 – Side View of Flats - Residents who went on the visit said that the photo shown made the flats look like a prison but, in reality, they actually looked much better.

Residents who went to Cambridge said they would like to go on another visit, to Dollis Valley, where they could speak to residents that have been through exactly the same process that they are going through. They would like to find out how the process was for those residents, the costs and the meetings. They would like to talk to people who have moved homes to find about their experience and how it affected them.

Danielle said that HTA had been involved in the design of a project in Enfield and that this may also be a good site to visit.

ACTION: Emma to speak to Kevin about costing up another minibus for a second visit.

5. **Residents Charter – Emma-Jane Flynn (Tpas)**

Emma explained that Tpas and MKC had held a number of events to inform the content of the Residents Charter. There had been lots of negotiations between the Serpentine Court Steering Group, the Leaseholder Group and the Council, which were still ongoing. The Residents Charter is due to go to Cabinet in September 2019.

Section 1 has already been approved.

Section 4 for leaseholders is still being worked on.

Emma went through the changes to Section 2 and the issues that still need to be clarified.

Section 2, Part 1:

Design Principles Outstanding

- HTA need to clarify the choice of internal layout and fixtures and fittings

Commitment to all council tenants

- Section E - Kevin to tweak wording as quite complex
- Section G - need a commitment from the Council to tie into the local lettings policy and the housing options and allocations policy
- Section H – Need clarification from MK Council on whether more personalized housing needs assessments were to be carried out

Direct offers to Council tenants

- MK Council and Kevin need to define what is meant by '**reasonable**'.

Assessment criteria for direct offers to council tenants

- HTA to clarify what can or cannot be achieved
- Section N – need to clarify what is meant by '**other issues**'
- Last point and Kevin need to define what is meant by '**unreasonable**' and '**do not suit their needs**'

Section 2, Part 2:

Rehousing options and standards

- MK Council to define what is meant by '**sufficient reasonable time**' will be allowed for tenants to consider options before indicating their choice.
- MK Council to define '**equivalent or better**' accommodation than they currently occupy.

- MK Council to clarify the council's policy on incentive payments made to give up a bedroom
- MK Council to define what is meant by '**support**' to tenants wishing to be rehoused outside the city

Right to Return for council tenants

- MK Council to confirm the Councils position on the '**right to return**'.

Discretionary Payments

- MK Council to confirm the specific details of '**discretionary payments**'

Section 2, Part 3:

Compensation for decanted tenants

- MK Council to define what is meant by residents should be offered homes that are '**equivalent or better than what they currently have**'

Compensation for improvements carried out by the tenant at their own expense

- MK Council to clarify what is meant by the council will agree a 'reasonable' compensation package

The Council will pay the following eligible Disturbance Payment costs

- MK Council and Kevin to review / confirm this section as not just national policy

6. **Project Update – Anne Bircham (MKC)**

Drop-ins and coffee mornings

Drop-ins and coffee mornings held on Wednesdays and Thursdays continue to be busy and well attended. This Thursday 6th June also celebrates Eid, so if coming please bring a small plate of food to share.

Emily Darlington (local Ward Councillor)

Emily Darlington (local Ward Councillor) is going to hold her regular surgery at Spotlight at the same time as coffee mornings on Thursdays.

Samantha Goodwin (Tpas)

Samantha Goodwin from Tpas is starting an engagement programme with residents across the Lakes Estate to find out priorities for Lakes-wide improvements and also to engage with residents about the infill sites on the estate.

Consultation Events

The next consultation event (to be confirmed) is on Monday 8th July at Water Hall Primary School from 4pm to 7.00 pm. The event will include information about house types, the infill sites, landscaping, park improvements, environmental improvements and heating systems.

A second consultation event (to be confirmed) will take place on Thursday 31st July. It will be tagged onto Locals of the Lakes 'Picnic in the Park' from 11.30am to 3.30pm. This will be an opportunity to gather ideas and views on improvements across the whole estate using the Lakes Improvement Fund.

A third consultation event is likely to take place in August followed by a fourth event, probably in October, which will exhibit the planning application before submission to MKC planning department. It is important that the details of the application are as full as possible to ensure a successful submission.

Community Hub

Today there was an initial meeting at Newton Leys Pavilion with stakeholders and regular users of the community facilities on the estate with HTA and the MKC project manager. Future needs, room sizes, and uses were discussed to help design the future community hub.

Leaseholders

The leaseholders on the estate are being contacted individually by an estate agent to make appointments to carry out valuations of their properties.

Junior Parkrun

There is no junior park run for the next two weeks due to a football tournament taking place at the leisure centre.

Sock Drop

A sock drop was launched at the coffee morning and will be running across the estate for the next month. You can donate washed used or new socks for the homeless.

7. **Tpas – Independent Advisor report**

Residents Charter

This was being finalised and would be submitted to Cabinet in September.

Tpas Independent Advice and Support

Kevin Farrell will continue to support Serpentine Court residents and the Steering Group

Samantha Goodwin will be doing consultation work with the residents of the infill sites and will attend the SCSG meetings to give updates.

8. **Any other business**

Sharon asked if a cigarette box could be put outside Spotlight for people to put dog ends in, otherwise they end up on the ground. Sharon said that on Sunday a group of Chinese people had cleared up the area that was littered with dog ends.

It was also mentioned that the dog poo bins are always full and need emptying.

ACTION – Shannon to email Delia Shephard, Clerk to the Town Council to request a cigarette box be put outside Spotlight and to ask that the dog poo bins are emptied regularly.

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

Tuesday 2nd July - 6.30pm – 8.00pm at Spotlight