



Serpentine Court Steering Group

Tuesday 5th October 2021

Minutes

Residents: Danielle Slaymaker (Chair), Shannon McCaul (Deputy Chair), Cassy Elliott (Deputy Chair), Mercy Zvenyika, Joan Forsyth, Robyn Goodwin, Sebastian Power, Stacey Coleburt, Mohamed Rohim, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association), Vickey Bull (observer-resident)

Staff/Councillors: Rahul Munday (Milton Keynes Council), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKC), Stephen Bryant (Milton Keynes Council), Cllr Emily Darlington, Cllr Ed Hume,

Apologies: Pauline Wright, Ronke Oludapo Clive Wallace, Jean Wallace, Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum) Jessica Gilsonan (observer - Locals of the Lakes Residents Association), Margaret Prescott (observer - Locals of the Lakes Residents Association)

1. Welcome and introductions

Danielle opened the meeting and welcomed everyone.

2. Minutes of 7th September 2021

Agreed as a true record.

Matters Arising – Rahul Munday to raise SCSG's request for a public exhibition in January with HTA and regeneration team. The request has been agreed. Completed.

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

The next quarterly newsletter is due out on Friday 5th November. The copy needs to be with the Comms Team for Wednesday 13th October. The deadline for articles is Wednesday 6th October. Samantha will collate the articles and then send the draft copy to everyone for comment on Thursday 7th October. Comments will need to be with her by 12noon on Monday 11th October, so she can make the necessary changes and get the final copy to Comms Team on Wednesday 13th October.

Residents Charter: No update on the Residents Charter. To be discussed at the Project Board on Friday 8th October.

Leaseholder consultation: Samantha is still trying to get hold of the 4 leaseholders that didn't respond to her original letter. She will continue to try to contact them. There should be options for leaseholders available in the Autumn.



Wider Lakes environmental works:

Courtyards A & B: Sue Brown (MKC Senior Landscape Architect) has been chasing Serco about the costs of the works and a start date for the works.

Play Area Works Update: The design for the NE (Grassmere Way – jungle theme) play area has been confirmed and the order placed with Serco. Construction is set to start in late October / early November and a display board will be installed onsite soon.

Proposals for the SW (Fern Grove – princess theme) are now with the manufacturers and in the final stages of planning.

Community Engagement Officer post for the Lakes Estate: A Community Partnership Manager has been appointed but will not be starting until December.

A Community Partnership Officer has been appointed and is due to start next week. However, they will not be working on the Lakes estate. For the time being Samantha will continue to cover the Lakes Estate two days a week.

LERF update: Steve Young (Head of Asset Management & Investment, MKC) attended the September LERF meeting to talk about repairs and investment on the Lakes. He talked about the historic problems with investment and delays to programmed works on the estate; the repairs surgery; issues with trip hazards, garages and bathroom replacements, Cllr Darlington added updates on the ground investigation works; new fire doors in the communal areas of the tower block; the public realm works, and the drain clearance programme.

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. Following the appointment of HTA, Rahul expects to provide the November SCSG meeting with a detailed timetable for the pre-tender works.

Ground investigations: the contractors, Structural Soils, have started the ground clearance and drilling will commence on 12th October.

HTA appointment: Talks with HTA have been completed and the contract has been signed.

Procurement: The MKC team is continuing to meet with Pagabo over the procurement approach. There will be a briefing for potential contractors during the third week of October. The briefing will inform the contractors about the project and talk about the tenants' objectives. Danielle and Steve Hallett will be invited.

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



5. Questions

Q: How significant will the ground investigations drilling be on residents' health, and will they be given compensation?

A: The drilling will last for approximately 4 weeks and the contractors will use hi-tech equipment to keep noise levels to a minimum and stop particles being transferred into the atmosphere. There will be some noise during normal working hours (8am-6pm). The contractor will propose locations to dig trial pits, which will be assessed by WSP and then a final plan will be agreed. Barriers will be put up around the holes and the necessary health & safety regulations will be followed. Alison Cooke, the Council's Head of Health & Safety has been monitoring the project carefully. Due diligence checks have been carried out on the contractor and they have the required credentials. Residents affected locally by the drilling will receive information about the works beforehand. Compensation has not been considered.

Q: When the drilling take place, how will they avoid hitting electric cables?

A: As part of the health and safety procedures, there will be detailed mapping of the ground and all necessary steps will be taken to mitigate damage to underground services.

Q: Where a tenant may become wheelchair user in the future, what proof will they need to provide to the Council to make sure they are given the right home for their needs?

A: When the next Housing Needs Assessment is carried out, tenant's needs will be updated. As there are more new homes in Phase A than there are tenants in Serpentine Court, there should be some flexibility with housing allocations. Samantha agreed to speak with the Housing Allocations Manager about the evidence required and whether GPs charge for a letter. **Action: SG**

Q: Is there anything that can be done to improve the GP services on the Lakes estate?

A: This matter is a priority for the LERF. Cllr Darlington has been looking into issues with Steve Hallett, the Chair of LERF and looking for ways to take pressure off the service. The Government is not going to provide funding for extra GPs. The Council's Chief Executive spent a week based on the estate and is fully aware of the problems. One idea being put forward is for the pharmacist to assess patients and refer them to the GP surgery via a hotline. The Health & Wellbeing Board is also analysing whether resources can be used in different ways in conjunction with the NHS, GPs, and the Police. Proposals will be presented to LERF, shortly.

6. Any other business

None.

Date of next meeting: Tuesday 2nd November 6.45pm – 8.00pm at Spotlight