



## Serpentine Court Steering Group

Tuesday 6<sup>th</sup> July 2021

### Minutes

Residents: Danielle Slaymaker (Chair), Cassy Elliott, Sharon Jordan (Deputy Chair), Joan Forsyth, Mohamed Rohim, Ronke Oludapo, Robyn Goodwin, Mercy Zvenyika, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association), Steve Hallett (observer – Chair, Lakes Estate Regeneration Forum), Vikki Bull (observer – Lakes Repairs Action Group) Margaret Prescott (observer – Locals of the Lakes Residents Association), Adesola Sanusi (observer)

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

Apologies: Shannon McCaul (Deputy Chair), Pauline Wright, Jessica Gilsean (Locals of the Lakes Residents Association)

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

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

#### 2. **Minutes of 8<sup>th</sup> June 2021**

Agreed as a true record with one correction: Lakes Tenants Association should read Lakes Residents Association. (Mariee informed the meeting that the name had since changed to Locals of the Lakes Residents Association.)

Matters Arising – Samantha Goodwin to include an item about the next Housing Needs Assessment in the next Serpentine Court eUpd8 and quarterly newsletter. Carried forward.

Matters Arising – Samantha Goodwin to contact Mohamed Rohim about parking issues. Completed.

Matters Arising – Kevin to speak to Samantha regarding content of e-Upd8. Completed.

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

Housing Needs Assessment: Samantha had sent an email to the colleague who deals with the HNA's and is still awaiting a response.

eUpd8 and quarterly newsletters: Will Rysdale apologised for the slight delay in issuing the latest eUpd8, which was due to him. The quarterly newsletter is due out at the beginning of August and Samantha will consult SCSG over content. **Action: SG**

Residents Charter: a standing item at Project Board, it will be discussed again on 14 July. The talks with the legal team have re-started and Samantha has been in contact with the leaseholders about their current circumstances.



Leaseholder consultation: Samantha has contacted six of the 10 leaseholders on Serpentine Court, all of whom expressed similar concerns about the delay in receiving information from MKC about the options that will be available to them when their homes are demolished. Will Rysdale is in discussions with the MKC legal team about the options and Samantha will continue to try and contact the remaining four leaseholders she has been unable to speak with.

Wider Lakes environmental works: the programme is moving at a pace. Sue Brown, the senior architect met with Serco last week for a walkabout. Serco are due to provide a fixed price for the works and an estimated time for completion. Serco was also shown the four play areas and Sue is waiting for a price.

Community Engagement Officer post for the Lakes Estate: the closing date for applications is 9 July 2021. Several applications have already been received.

LERF update (Steve Hallett): a Green Spaces walkabout will be held on 7 July, which will highlight the worst overgrown areas. Nick Hannon (Head of Environment & Waste, MKC) is currently working on a plan to tackle fly-tipping. The next LERF meeting will be held on 22 July at 6.30pm and will receive a full update on regeneration following the Cabinet and Council meetings.

#### **4. Project update – Will Rysdale, Head of Housing Delivery, MKC**

Corporate Portfolio Board: This internal officer meeting took place in June and a report on Phase A has been submitted to the 13 July Cabinet. The report will be considered at a full Council meeting the following night.

Ground investigations: MKC has agreed a contract with WSP and the process to appoint a contractor to carry out the works has begun. The digging is expected to take place in September, which is slightly later than planned, but this short delay will not have an impact on other project timescales, as they will run in parallel.

HTA detailed drawings: The re-appointment of HTA is linked to Cabinet's permission to spend on Phase A. Permission is expected to be granted on 13 July and talks with HTA are ongoing.

Procurement: There has been a change to the proposed method for procuring the building contractor. In December 2020, Cabinet approved a recommendation that the Phase A construction work would be procured directly by MKC via an open tender process. In the report to July Cabinet a recommendation is made to revise the decision to go out to open tender and make use of a national construction framework. The use of the framework (Pagabo) will save time as due diligence checks have already been carried out on the participating builders.

Memorandum of Understanding: the lawyer representing the regeneration team is continuing negotiations with the 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 negotiations will continue to be taken forward during July 2021.

Project Board: the next meeting will take place on 14 July.



## 5. Questions

Q: What is the timeframe to commence the ground investigations and start digging?

A: The ground investigations will start later this year and construction will begin next year. The detailed design work for the Invitation to Tender still needs to be completed.

Q: Do the schools contribute to the regeneration funding?

A: No, in fact it is the other way around; the project budget includes for a large financial contribution (£2.8m) to be made towards schools and education.

A: (Cllr Darlington) The Memorandum of Understanding will be about re-investing funds from Education and others on items such as the public realm. The council will consult with the community over the proposals.

Q: Crime is a problem on the Lakes. Will there be funding for improved security?

A: (Rahul Mundray) I have met with the police, and they have identified an issue they would like MKC to address: There are three hotspot, drive-through routes, which require traffic-calming measures. Also, separately, the Lakes regen project budget includes for provision for static CCTV cameras to complement the existing mobile cameras that are in use.

A: (Cllr Darlington) The LERF has been discussing crime. We are not seeing organised crime of the type seen in other areas of the city. The Fire Service has been doing outreach work and the Chief Fire Officer has been supportive of initiatives to involve his staff in tackling crime. Cameras are already in place on the Lakes for community safety and to help prevent fly-tipping.

A: (Steve Hallett) ASB has been mentioned previously at LERF, but it was not high up the agenda. If ASB is becoming a priority, please let me know. LERF has been in discussions with Street Angels about having a presence on the Lakes during certain parts of the day when challenging behaviour increases.

Q: Where are the three drive-through hotspots identified by the police?

A: (Rahul Mundray) I will circulate a map. **Action: RM**

Q: Is the Serco that is carrying out the environmental works, the same Serco that carries out the waste management contract for MKC?

A: (Cllr Darlington) Yes, it is the same overall company, but the two functions have different management structures. MKC has used Serco to speed up the works. The council is not required to go through a tender process with Serco.

## 6. Any other business

Councillor Darlington encouraged SCSG members to speak at the July Cabinet and Council meetings.

Danielle confirmed that the next SCSG meeting can be held at Spotlight. Members who prefer to use attend the meeting via Microsoft Teams will be able to do so.

Date of next meeting: Tuesday 3<sup>rd</sup> August, 6.30pm – 8.00pm at Spotlight and via Teams

