

Serpentine Court Steering Group

Tuesday 6 February 2018

Minutes

Residents: Nicola Cox, Cassy Elliott (Deputy Chair), Joan Forsyth, Robyn Goodwin, Stella Hoskin, Sharon Jordan (Deputy Chair), Laura Nash, Ronke Oludapo, Danielle Slaymaker (Chair), Sandra Mavunga, Pauline Wright, Ken Zvenyika

Anne Bircham (YourMK), Kevin Farrell (TPAS), Jonathan Rees (HTA), Elva Choi (HTA), Caroline Dove (HTA), Jaggit Brer (Groundworks)

1. Welcome, introductions and ground rules

Danielle opened the meeting with a welcome and introductions and reminded everyone that it was her first time as Chair.

She proposed that the name Serpentine Court Regeneration Group be changed to Serpentine Court Steering Group, as the abbreviation SCRG (“scrag”) doesn’t sound very nice. The proposal was agreed without any objections.

2. Matters arising

Anne had contacted HTA about a summary on national space standards and the information would be included in HTA’s presentation on the night.

Anne confirmed that she had circulated the minutes of the Cabinet meeting of 2 January 2018 together with HTA’s report on the exhibition to those with email.

Anne reported that HTA had produced a revised project timeline and it would also be presented as part of HTA’s presentation on the night.

3. Project update

Anne reported that the engagement levels to date were at 59.2% .This was being achieved currently through joint working with MK Council Housing Officer and Daisy Chain Family Centre.

Engagement with students at Sir Herbert Leon: Anne has engaged with several students who live in Serpentine Court and a forum group is to be developed.HTA has offered to work with this group also with the engineering students.

Anne has attended Water Hall Primary School Drop-ins which are run by the school and also by Daisy Chain and has engaged with several residents.

A ballot will now take place in the summer and will be open to everyone resident over 16 that is on the Electoral Register.

The Coop has agreed to donate £50 vouchers which will be matched by YourMK therefore at the next event there will be a chance for residents who attend to win £100 vouchers.

The FAQ’s have been updated to include recent questions raised by residents.

Anne is back at Spotlight every Wednesday and Thursday from 10.00 – 14.00 and her hours will probably expand.

Sports and activities – Park Run - Anne is talking to the Leisure Centre and developing an opportunity for park Run to take place in the area.

Every quarter a meeting of the Regeneration Committee is held at the council offices and it is open to the public. Residents from Tinkers Bridge and Fullers Slade attend to ask questions and get their points across to the politicians.

The next meeting is being held on Tuesday 13 February and Anne encouraged members of SCSG to attend. YourMK is prepared to pay for transport. Anne to email the details to Cassy, Sandra, Sharon and Danielle.

A resident asked why ward councillors don't attend SCSG meetings. Anne said that the SCSG could invite them.

4. **Waste Management Group**

Robyn reported that the Powerpoint presentation had been completed and was about to be sent to Kathryn Eames, Head of Regeneration. Kahryn has agreed to organise a meeting with the group and invite a senior manager from Serco to the presentation.

5. **Groundworks**

Danielle welcomed Jaggit Brer to the meeting.

Jaggit works for an organization called Groundworks and she is part of a project to offer practical advice to people about switching their energy supplier.

There are financial savings to be made by using the right method to pay bills and by choosing the best tariff.

Jaggit will be at Spotlight for the next couple of Wednesdays (10.30 – 2.30) to provide one-to-one advice. She requested that people bring their latest bill or email from their supplier.

It was pointed out that most people living in Serpentine Court are on key meters and don't get bills. Jaggit advised there is a way for people with key meters to switch to another supplier.

6. **Presentation by HTA**

Danielle welcomed Jonathan, Elva and Caroline to the meeting.

Jonathan began the presentation by explaining that the purpose was to:

- Summarise the regeneration approaches that were presented at the December 2017 exhibition.
- Provide a brief summary of feedback given by residents and stakeholders at the December 2017 Event.
- Provide some initial ideas on where the proposals could head subject to viability assessments.

- Cover the current national space standards and compare against the older standards that were used when Serpentine Court was built
- Look at the draft revised timeline

He reminded the meeting that YourMK has engaged with 60% of the Serpentine Court residents and the target is 80%.

Jonathan reported that there was almost no support for Option 1, and Option 2 received little support either. He then ran through the key points about Option 3 and 4.

Option 4 was the most popular option; however, some residents had concerns about the road turning into rat runs. People are also keen to know about the parking arrangements and HTA is working on it. There will be challenges to integrate the parking, shops and traffic calming, however, solutions and ideas will be presented at future exhibitions in more detail.

The proposal to move the shops nearer to Windermere Drive was seen as a favourable option by residents. There is a challenge as to how to move the shops without disrupting business – this will be achieved through phasing.

The following questions were asked:

Q: Can you integrate the back of the shop ideas?

A: Yes, we are looking at how deliveries would be made to the rear of the shops. HTA are undertaking one to one meeting with shop owners to understand their operation requirements.

Q: Are the flats overlooking the houses?

A: Privacy will be a key consideration when planning the overall masterplan. Back-to-back distances will be sufficient to minimise overlooking and will be assessed by the planning department to ensure compliance.

Q: Could there be more houses and less flats to provide more privacy?

A: This may be a consideration; however, the most important factor will be the separation distances between homes and proposed layouts of the new homes.

Q: Can you do a detailed drawing of one of the corners?

A: Yes, HTA will illustrate a street level views for residents and stakeholders to understand the scale of the development and separation between new homes.

Q: Why are there more flats than houses?

A: The overall mix of flats and houses has not yet been determined. This will be decided through, needs assessments, planning requirements and viability.

We hope to include a wide range of housing types, including apartments, maisonettes and houses. We have surveyed 6 houses, flats and maisonettes, so we have a good understanding of the existing homes.

Q: How will the parking work?

A: We are initially considering traditional residential street planning with well overlooked on street parking. This will be located near to new homes and close to front doors.

Q: Are one-way streets still an option?

A: Yes – this is still under consideration.

Q: Do we need to have so many roads through?

A: The roads will be necessary to facilitate access to new homes and to ensure that car parking is close to homes. We hope to design pleasant and attractive residential streets that will be safe for pedestrians.

Q: The shop designs need thinking about.

A: We are thinking about the access roads and the possibility of deliveries coming from Windermere Drive in future. Deliveries happen 6 days a week and a number of times a day. We have been holding one-to-one meetings with the businesses today and will be holding further meetings in March. This is to get an understanding of their operational requirements.

Q: The shops are the heart of the estate, they need to be kept together not spread about. They should be all in place at the heart because people like to socialise at the shops. Also they need to be near the park.

A: All the shops we have spoken to want to stay and we want to keep them together. We still need to work out where that will be. However, The shops will have to move in one go so it is likely they will move to similar locations.

Q: Would the shops be near the park?

A: Yes, this is a possibility – some shops have stated a preference for this location.

Q: When will we see more detail?

A: What we are showing is based on the feedback from the last exhibition. We are working on the detail. We hope show further details in March; however, this will depend on surveys and viability assessments.

Jonathan then talked the SCSG about the hybrid option that has been developed since the exhibition.

Q: What does a tree survey involve?

A: Grading the trees from A-C or U if a tree is damaged and beyond saving. A surveyor maps the trees, looks at the condition and also assesses the roots of each tree.

Q: The roots have lifted the pavements.

A: Yes, if you take the area of the canopy of a tree, the roots cover at least the same area and sometimes a greater area.

Q. Would we have new addresses and numbers?

A: Yes, in some regeneration areas, the community has chosen the names.

Q: Will it still be called Serpentine Court?

A: No. Names will be decided at a later date.

Jonathan then took the meeting through the slides on space standards. The space standards will also be presented at the next exhibition for residents that are not part of the SCSG.

7. **Tpas Report**

Kev reported that he has been attending every Wednesday drop-in session at Spotlight and will continue to do so. He had also attended the Project Team meeting in London in January and continues to support the Waste Management Group.

Tpas has been waiting for the new project timeline before arranging SCSG training and developing a newsletter.

Kev reminded the meeting of the Tpas freephone number, webpage and email address.

8. **Refurbishment of Spotlight**

Anne reported the following:

Serpentine Court is part of a regeneration programme which started in September 2017 and will continue in the area for several years. YourMK is delivering the regeneration and as part of that process needs to establish a central base to work from, engage with the community and link with other stakeholders in the area. Regeneration in the area includes the flats, shops and community facilities.

Several options were explored and the most cost effective and beneficial to the community was to use Spotlight. YourMK needed to carry out some alterations inside the building to accommodate the working space and increase the opportunities for community use. Spotlight has already provided the base for the formation of the steering group for regeneration (SCRG) and will become a focal point for all residents to come for advice and information about regeneration and future events.

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

- 6th March - SCSG 7.00-8.30pm (coffee 6.30pm onwards)
at Spotlight