



## Serpentine Court Steering Group

Tuesday 8<sup>th</sup> June 2021

### Minutes

Residents: Danielle Slaymaker (Chair), Cassy Elliott (Deputy Chair), Shannon McCaul (Deputy Chair), Sebastian Power, Stacey Coleburt, Joan Forsyth, Mohamed Rohim, Ronke Oludapo, Pauline Wright, Robyn Goodwin, Mercy Zvenyika, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes), Steve Hallett (observer – Chair, Lakes Estate Regeneration Forum), Margaret Prescott (observer - Lakes Tenants Association), Jessica Gilsenan (observer – Lakes Tenants Association), Kim Wilson (observer), Genevieve Igboji (observer)

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

Apologies: Sharon Jordan, Samantha Goodwin (Tpas/MKC)

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

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

#### 2. **Minutes of 4<sup>th</sup> May 2021**

Agreed as a true record.

Matters Arising – Samantha Goodwin to inform Danielle of the dates for the Phase A Environmental Works door-knocking exercise. Completed.

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. Carried forward.

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

Rahul presented the following written report from Samantha.

MKC is committed to quarterly newsletters for Serpentine Court Residents and monthly E-Upd8s for the Lakes Estate. The first quarterly newsletter went out at the beginning of May and the next one is due out at the beginning of August. Junes E-Upd8 went out last week. Of course, if there is regeneration news to get out MKC will issue additional E-Upd8s.

Courtyard A's (where the homes front doors open onto the grassed areas): Sam, Rahul, Cllr Darlington, Sue Brown and her colleague Godwin door knocked the 5 Courtyard A's and spoke to residents to get their feedback on the proposals and what they would like to use the greenspaces for. The next set of drawings will be ready in a couple of weeks.



Courtyard B's (4 green spaces off of Warren Park): Following consultation with residents on the Lakes Estate and a poll which Mariee (Chair of LOL) kindly put up on the LOL Facebook page. The results were taken to May's LERF meeting and Sue was asked to go away and draft some further plans to show how the ideas and suggestions put forward could be incorporated. These will be shared at the LERF meeting on 24th June.

Following consultation with the schools (Drayton Park and Water Hall Primary), the plans have been finalised and are with Serco for pricing and the works will be programmed in in due course. The final drawings will be laminated and displayed in each of the 4 play areas. The displays will include copies of the children's drawings that were used to influence the final plans. There is a Zoom meeting with Cllr Darlington next week to discuss next steps.

Community Engagement Officer Post for the Lakes Estate: The job description is currently with HR for checking of the format. A new format has been introduced. The post will be going out to advert next week.

Kevin reported that Samantha has written to each leaseholder of Serpentine Court requesting a meeting to discuss their circumstances and plans.

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

Ground investigations: MKC's Legal team is close to agreeing a contract with WSP. The contract should be signed by the beginning of week commencing 14 June.

HTA detailed drawings: MKC is in negotiations with HTA and awaiting a final proposal from the firm of architects. The proposal will be taken to Cabinet in July for approval.

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 June 2021.

Indicative project plan: in response to requests from SCSG, Rahul presented an indicative project plan. He explained that the plan was highly likely to change as the project progresses, and the winning contractor will have considerable influence over the order and timing of the works. The purpose of the plan was to show SCSG the steps in the project and indicative duration times for the build.

#### 5. **Questions**

The following questions were put to Rahul about the indicative project plan:

Q: When did the plan you have presented begin?

A: The planning application received consent in October 2019, so we are 18 months into a 56-month programme. In other words, there is 3 years left from today for the completion of Phase A.



Q: Are the steps and duration times definite?

A: We cannot say for sure as it depends on how successful contractor looks at it. The plan is fluid. MKC is trying to telescope down some of the tender process and this plan provides an overall understanding of the steps that must happen to deliver the project. It is hoped that the pre-tender stage will happen in Autumn 2021 and the start-on-site will follow from Spring 2022 onwards. The winning contractor will also have developed a construction programme which sets out the order and timings.

Q: Can you please explain the steps in the plan for a development site?

A: The plan is broken down into the preparatory works (ground works, site clearance, levelling, foundations, construction of walls, floors, roof etc); the construction fit-out (internal works such as electrical, plumbing and fire alarms); the handover to MKC.

Q: Will it take 13 months from when the contractor begins groundworks to the completion of construction?

A: (Cllr Darlington) There is a full commitment to the regeneration of the Lakes estate in the Council Plan which will be going to Cabinet meeting on 13 July. The Lakes is a top priority, and the Council is looking at ways to speed up the regeneration process. The Finance Director have been provided with the necessary clarifications and assurances about the funding arrangements and the project is gaining momentum.

Q: Will the building work be carried out by one large contractor, or many contractors?

A: The Council received 40 expressions of interest from building contractors, which was a lot of interest during a time of economic uncertainty. After some consideration, the Council has taken the view that it would be more efficient to have one large contractor deliver the project.

A: (Cllr Darlington) The Council will place a high weighting on bids with a local supply chain. We want to see apprenticeships for local young people, too. We expect the successful bidder to employ a high number of local people. Cities like Cardiff and Manchester already have arrangements in place to ensure that construction jobs created by regeneration go to local people, and on a project in Luton over 50% of the jobs have gone to the local workforce.

Q: Will Spotlight still be used by the Council's Employment team?

A: (Cllr Darlington) Yes, the team is looking into the use of Spotlight. The Council will also be publishing 'The MK Way' which will address procurement and the impact on local jobs and the environment.

Q: Will windows in the new homes be pvc or aluminium?

A: That has not been decided yet.

Q: How will the Council ensure that the windows give a high level of insulation?

A: The windows will have to meet a high level of environmental sustainability under the Council's Plan MK and the building regulations are tough, too. The level of insulation in the new homes will be designed to reduce CO2; more efficient and economical than older windows, plus the heating systems will be highly efficient.



Q: Who will carry out the environmental works on Phase A?

A: It is likely to be carried out by lots of different sub-contractors with initial landscaping managed by MKC.

Q: Regeneration has been spoken about for 15 years, and the recent LOL survey only reached people who have access to the internet. How do you intend to gather Lakes' residents' views on such things as altering bus routes while the building works take place?

A: Residents will be fully consulted and kept informed, and proposals will be shared with the Lakes Estate Regeneration Forum for comment. SCSG will also be kept informed through its monthly meetings.

## 6. **Any other business**

It was agreed that the last Lakes Estate eUp8 did not provide sufficient information about the regeneration project or reflect the information that SCSG has been receiving about the project's progress. Kevin explained the arrangements by which SCSG has an input to the Serpentine Court eUpd8 and quarterly newsletter, and suggested that LERF follows the same process, if it does not already do so. Kevin agreed to speak with Samantha. **Action: KF**

Date of next meeting: Tuesday 6<sup>th</sup> July - 6.30pm – 8.00pm via Teams