



Serpentine Court Steering Group

Tuesday 8th January 2019

Minutes

Residents: Danielle Slaymaker (Chair), Sharon Jordan (Deputy Chair), Shannon McCaul (Deputy Chair), Nasteexo Cabdi, Joan Forsyth, Robyn Goodwin, Nadia Hardi, Laura Nash, Ronke Oludapo Pauline Wright, Mercy Zvenyika,

Staff and advisors: Anne Bircham (MKC), Kevin Farrell (Tpas)

Apologies: Cassy Elliott (Deputy Chair), Sandra Mavunga, John Pearce, Alicia Francis (MKC), Emma-Jane Flynn (Tpas)

1. Welcome, introductions and ground rules

The previous minutes were agreed as a true record.

Matters arising:

Visits to other regeneration projects: Alicia to organise a separate visit for SCSG in the new year. Carried forward.

AF

Home loss payments: Alicia will organise a workshop to look at the impact of home loss payments on social security benefits in the New Year.

AF

MKC to produce an action plan which combines all the strands that came out of the walkabout and allows SCSG to monitor delivery against target. Cllr Darlington agreed to take this action forward.

ED

Anne obtained the details of the schedule of works for dealing with the pigeon infestation. She had provided SCSG members with an email setting out which crofts will be affected and how the works will be carried out.

2. Project update

Staffing: Kathryn Eames left the Council in December. Alicia Francis will be leaving on 26 January. Lizzie will be making a phased return to work during January.



Cross Links: Hani and Sharon have volunteered to help work up a proposal for a new community café. It will require a constitution and Anne is investigating how to produce a suitable document.

Park Run: the first run of 2019 will take place at Sir Herbert Leon Academy on 27 February. Anne said that lots of children and volunteers will be required. Details to follow.

Christmas Drop-in for all Lakes Estate residents – 18 December 2018
The event took place at Spotlight between 3 – 7pm and the purpose was to present the winning option, describe the next steps and to present the outline structure of the Design Code.

It was an opportunity for residents to feedback on the emerging green space and play areas and an opportunity for residents to feedback on the types of new shops and community space.

Residents could also feedback on the emerging movement and transport strategy and review initial ideas for the infill sites. MKC, HTA, SCSG and Tpas were present. There were also festive refreshments and a face-painter. 22 people attended the event. Anne thanked the SCSG volunteers.

Free digital inclusion course: Phil Chandler (MKC) has secured funding for a 2-week course which will start at Spotlight in March. At the completion of the course the participants will get to keep their tablet/laptop/netbook. The session will run from 9.30am – 4.00pm and are designed to increase people's employability. Anne will circulate the dates once they are confirmed. DS

3. Waste Management & Recycling

Nick Hannon of MKC Waste & Recycling was not present at the meeting, but members of SCSG had been in correspondence with him during the Christmas period due to ongoing problems with collection.

It was agreed that Danielle would write to Nick requesting that he introduces the measures he set out at the last meeting.

4. Warren Park Walkabout

The walkabout organised by HTA and MKC took place on Thursday 6 December. Danielle, Shannon and Kevin attended with a large group of stakeholders. Among the many points discussed were: the underpass, hedgerows, landscaping, play space, pathways and links to the canal.



5. Resident Charter

Danielle and Kevin presented the Resident Charter at the Regeneration Sub Committee on 13 December. Part one of the charter was accepted in full by the committee and it was agreed that a negotiating mechanism will be put in place between residents and the Council to work through Part Two. Kevin thanked SCSG and the Leaseholder Group for all their hard work.

6. Reports from Regeneration Sub Committee and Project Board

Danielle reported that the Regeneration Sub Committee (RSC) had discussed the regeneration life cycle and she explained the 6 key stages (strategy, pre-design, concept design, detailed design, decant & rehousing, delivery) as set out by Michael Kelleher, Director of Housing & Regeneration. Danielle have a report on behalf of SCSG and the main headline was the result of the ballot. The RSC took an initial look at the scrutiny sub committee report and it will be discussed in full in January.

Sharon reported that all the papers that were due to go to the Regeneration Sub Committee were discussed at the Project Board. The plans for the Christmas Drop-in were fine-tuned and Sharon was asked for her advice on a few points. The meeting also covered the plans for engaging the wider Lakes estate during 2019, and the Play & Leisure event in January. Kevin presented the Residents Charter and took the meeting through the contents. There was also an update on the nursery site.

Kevin had asked for an item to be added to the Project Board agenda about 'Poor Doors' as they are known. He is concerned that the new-build properties on the Lakes Estate might discriminate against social tenants by having different and inferior entrances to the owner-occupied entrances. This has been an issue on many new developments and only one London borough (Enfield) claims to have a policy. HTA provided assurance that it did not design 'poor doors' and has a policy statement on the matter. Kevin prompted MK Council to make a policy statement on the issue. He will also add a point to the next draft of the Resident Charter.

Sharon thanked Kathryn Eames for all her hard work to get the project to this point.



7. Tpas Independent Advisor report

Leanne and Emma were present for the Christmas Drop-in, and continued to discuss the Resident Charter with visitors.

Tpas has had its contract extended for another 12 months and Kevin will continue to be the lead consultant.

8. Any Other Business

Nadia introduced a piece of research that she has been carrying out on the crime statistics for Serpentine Court. It was suggested that she attends the next Community Safety meeting and brings her report back to the next SCSG meeting.

Question time:

Q: Some tenants are worried about being allocated a flat that is on a higher level than the flat they currently live in. Do they have the right to refuse the offer and where would they stand if they do refuse?

Q: If a tenant chooses to move off the Lakes Estate, is there a fixed timescale by which MKC has to move them?

A: Anne will raise the questions with Lizzie and respond at the next meeting.

AB

Date and times of next meeting

- Tuesday 5th February - 6.30 - 8.00pm (refreshments 6.00pm onwards) at Spotlight