

Serpentine Court Steering Group

Tuesday 12th November 2019

Minutes

Residents: Danielle Slaymaker (Chair), Sharon Jordan (Deputy Chair), Cassandra Elliott (Deputy Chair), Robyn Goodwin, Nadia Hardi, Joan Forsyth, Ronke Oludapo, Pauline Wright, Mercy Zvenyika, Mohamed Rohim, Stacey Coleburt, Sebastian Power, Mariee Wymer (observer – Locals of the Lakes), John Pearce (observer), Jean Wallace (observer), Clive Wallace (observer)

Staff: Anne Bircham (Milton Keynes Council), Kevin Farrell (Tpas), Jonathan Rees (HTA)

Apologies: Shannon McCaul, Nasteexo Cabdi

1. Welcome and introductions and ground rules

Danielle the meeting with a welcome and introductions. She noted recent articles in the MK Citizen about Serpentine Court and informed the meeting that she had offered to provide quotes for any future articles.

2. Minutes of 8th October 2019

Agreed as a true record.

Matter Arising – page 2 – Lizzie Brown (MKC) had circulated a draft resident leaflet about the revised timeline to SCSG for comments.

Matter Arising – page 2 – MKC procurement team to meet with Tpas and DS. Carried forward.

Matter Arising – page 2 – Local Lettings Policy still awaited from MKC. Carried forward.

Matter Arising – page 3 – MKC to organise a rents and welfare benefits workshop. Carried forward.

Matter Arising – page 3 – KF had forwarded the feedback on the SCSG visit to Dollis Valley to Lizzie Brown and HTA.

Matter Arising – page 3 – KF had marked up the resident charter wording agreed by SCSG and sent it to Lizzie Brown. MKC has accepted all the amendments.

Matter Arising – page 3 – Lizzie is still to clarify MKC's policy on item 24 of the charter – disturbance payments.

Matter Arising – page 3 – SCSG decided not to hold a briefing regarding the Regeneration Strategy – see item 4.

3. **Design Update – Jonathan Rees (HTA)**

Jonathan provided SCSG with updates on the Timeline; the recent activities of the Design Team; the Ecology Strategy; forms of construction and Planning issues regarding drainage, the energy centre and rear alleyways.

SCSG asked the following questions:

Q: Are The Warren being given the priority to manage the community hub?

A: HTA wants to obtain a clear brief from MKC over the design of the building and there needs to be further meetings about who will manage the building. The volunteers who run Warren will be part of the discussions.

Q: Will the proposed events space in Warren Park hold up to 300 people?

A: Yes, it will.

Q: Have any decisions been made about the pitch of the roofs on the new-build? If the pitch is too steep, they wouldn't look right in relation to the flat roofs of the existing houses.

A: Yes, this is a design issue that we are looking at.

Q: Would you please confirm the number of houses that are going to be built in Skene Close.

A: There will be 6 houses.

Q: Will there be any council homes on the Stoke Road site?

A: No, they will all be for sale.

Q: Will all the residents of Serpentine Court be re-housed in Phase 1?

A: Yes.

Action (JR): Organise a design walkabout for SCSG to look at the development sites in early 2020.

4. **Project update**

Anne circulated copies of MKC's Regeneration Strategy commitments and principles and carried out an exercise with SCSG to complete questionnaire.

Action (AB): Submit SCSG's response to MKC.

The land that has been used for machine and container storage has been re-possessed by MKC's Leasehold Team. Health & Safety checks are being carried out and the site is not deemed to be safe yet.

Nadia gave a presentation to a special meeting of stakeholders regarding the recent spate of anti-social behaviour. The police agreed to use any spare time they have to patrol the estate.

Refuse collection: there has been a doubling up of collections, which are now taking place on a Monday and a Thursday, and resident feedback suggests that there is overall satisfaction with the new arrangements.

SCSG asked Anne if there would be a re-fresh of the Housing Needs Assessment at some point soon, as household make-ups are changing all the time. Anne confirmed that there would be a re-fresh during 2020.

Anne asked SCSG for views on when to hold the January Design exhibition. It was suggested that a Sunday should be included so that people who work on a Saturday can attend. A second session on the following Monday was also suggested. **Action (AB)**

5. **Housing Allocations Policy and Downsizing Incentives Policy**

Robyn took the meeting through the Housing Allocations Policy and identified all the sections in the document which referred to regeneration. SCSG were satisfied with the banding, the 'effective date', and the inclusion of a section on owner-occupiers. However, in Section 15 there is mention of tenants having to make bids, which does not appear to make sense on a scheme like Serpentine Court, where tenants will be moved in a phased and managed way.

Action (KF): Pass SCSG's comments to the author of the policy and request a response to the point about bidding (15.14.2).

Kevin drew the SCSG's attention to MKC's Downsizing Incentives Policy, which is available online. SCSG supports the introduction of the policy.

6. **Tpas – Independent Advisor report**

Kevin reported that the Leaseholder Group is still waiting for a meeting with MKC regarding the Leaseholder section of the charter and he is pursuing the matter with Lizzie.

7. **Any other business**

Sebastian pointed out that one of his photos had been used in an MKC publication, but he was not credited. Anne agreed to take the matter up with the Comms team. **Action (AB)**

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

Tuesday 3rd December - 6.30pm – 8.00pm at Spotlight