



Serpentine Court Steering Group

Tuesday 14th June 2022 at Spotlight

Minutes

Residents: Mercy Zvenyika (Deputy Chair), Cassy Elliott (Deputy Chair), Robyn Goodwin, Joan Forsyth, Ronke Oludapo, Sebastian Power, Stacey Coleburt, Jean Wallace, Clive Wallace, Pauline Wright, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association),

Staff/Councillors: Rahul Mundray (MKC), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKC)

Apologies: Danielle Slaymaker (Chair), Shannon McCaul (Deputy Chair), Cllr Emily Darlington, Zulf Awan (MKC), Cllr Ed Hume, Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum)

1. Welcome and introductions

Kevin opened the meeting and agreed to take the Chair, as Danielle had experienced a last-minute childcare problem.

He explained that he had asked Will Rysdale, Head of Housing Delivery, MKC, to issue a statement regarding the bids. Will had provided a statement and Kevin had shared it with SCSG members via email. The statement read as follows:

‘Over the past few months Milton Keynes Council and its professional team have been preparing a large amount of information in order to undertake a two-stage competitive tender process which is needed to select a preferred contractor, who will build the new council homes, commercial and community facilities on the Lakes Estate. This information was made available to those contractors, who had formally expressed an interest in the project, on 28th May 2022. Following requests to extend the time available to receive submissions the closing date was extended by three weeks to 12pm on Friday 27th May. Several of the team are now in the process of scoring the submissions and these individual scores will then be subject to a formal moderation process.

Once moderated we hope to be in a position to formally recommend the appointment of a preferred contractor and enter into a Pre-Construction Service Agreement (PCSA) with them. Over the next few months, and under this agreement, we will work together to finalise any outstanding design elements, the sequence of the build and have them submit their overall costs. Once the PCSA comes to an end we will work to appoint the contractor at stage 2 with the construction works commencing soon after.’

There were discussions about the statement under item 5 – see below.



2. Minutes of 10th May 2022

Agreed as a true record.

Matters Arising – Samantha to arrange a meeting with Kevin to work on the Frequently Asked Questions webpage. Carried forward. **Action: SG**

Matters Arising – Like-for Like offers: Kevin checked the offer made by MKC, which can be found in Annex B Serpentine Court Housing Offer and was agreed by Cabinet and included in the November 2018 FAQ booklet that was issued with the ballot papers. He forwarded the information to Samantha. Completed.

Matters Arising - Rand associates building condition survey: the matter could not be reported to Project Board as it was cancelled. The matter is now closed. Completed.

3. Community Engagement Manager & Officer Report

Samantha introduced reported on the Information & Policy tracker actions. She has been unable to obtain answers to several questions raised by SCSG. Samantha will escalate the failures to respond to her line manager, Zulf Awan. **Action: SG**

The Council is holding off consultation with the resident leaseholders over the shared equity offer, until the end of June – see the statement in section 1, above.

4. Lakes Estate Renewal Forum

Focus of LERF over the last few weeks is the planning and delivery of a community action day entitled 'Signs of Change' to tidy, clean and repair street signs on the estate. At the next meeting on 23rd June (all are welcome) the relevant people are coming from the Council to discuss and plan this day.

LERF expects to run the day on Wednesday 27th July in the afternoon and include food and an opportunity for residents to hear more about what LERF and SCSG do for the estate. It will also be an opportunity to update on regeneration, too. Timings and more details of the day to follow. The Repairs Action Group has now started, and terms of reference are in the process of being agreed.

LERF can be contacted via email at lakesrenewal@outlook.com

5.

Project update – Rahul Munday, Development Manager, MKC

Project timeline: good progress continues to be made against the timeline. Indicative procurement dates as follows:

- Tender responses to be received 27th May 22
- MKC approvals, following evaluation 27th July 22
- Preferred contractor appointed for PCSA (Pre-Contract Services Agreement): 27th July 22
- Second stage 'Lump Sum' submitted: 30th December 22



- MKC approvals: early 2023
- Contract award and start on site: asap – to be confirmed

Detailed Drawings Tracker: Rahul circulated the new tracker which has been produced by HTA prior to the meeting. There have been some additional meetings with Highways and the Council are in discussions with planning officers about minor planning amendments (required for some Design Optimisation changes).

Procurement: See above project timeline and statement from Will Rysdale on page 1. Rahul explained that MKC will not be releasing the names of the bidders yet due to commercial confidentiality.

Memorandum of Understanding: Signed and completed. To be removed from the agenda. **Action: KF**

Risk Register: There are no updates to the risk register since the last report.

Further meetings with Highways have taken place. 90% of the work that needs to be completed before the winning bidder joins the project, has been completed. The first of four non-material amendments has been submitted to Planning; the initial one relates to the commercial units. MKC must write to anyone who might be affected by the amendments, including resident leaseholders.

6. Questions

Q. Can the Council give us any details about the rents for the new homes?

A: MKC does hold information about the proposed rent levels that were used in the calculations for the project. **Action: RM** to check if the projected rent levels can be shared with SCSG.

Q: Works were due to begin on fire doors etc on 17 May. We've heard nothing, what's happening?

A: We will check and get back to you with an update. **Action: SG**

Q: I'm experiencing bad problems with the pigeons again and they are getting into my home. Who is dealing with this now?

A: I will deal with this on your behalf. Action: SG

7. Any other business

None.

Date of next meeting: Tuesday 12th July 6.30pm – 7.30pm at Spotlight.

***Please note future meetings will be held one week later than the original schedule. See over/.**

New meeting schedule:



(No meeting in August)

Tuesday 13th September

Tuesday 11th October

Tuesday 8th November

Tuesday 13th December