



Serpentine Court Steering Group

Tuesday 1st March 2022 at Spotlight

Minutes

Residents: Danielle Slaymaker (Chair), Shannon McCaul (Deputy Chair), Mercy Zvenyika (Deputy Chair), Robyn Goodwin, Joan Forsyth, Ronke Oludapo, Hani Cabdi, Sebastian Power, Jean Wallace, Clive Wallace, Pauline Wright, Mariee Wymer (observer – Locals of the Lakes Residents Association), Sue Evans (observer – Locals of the Lakes Residents Association)

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

Apologies: Zulf Awan (MKC), Cassy Elliott (Deputy Chair), Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum), Margaret Prescott (observer - Locals of the Lakes Residents Association), Cllr Emily Darlington

1. Welcome and introductions

Danielle opened the meeting and re-stated the importance of MKC officers being accountable to SCSG and providing timely reports, when the member of staff is not available.

2. Minutes of 1st February 2022

Agreed as a true record.

Matters Arising – Rahul checked and reported to Danielle and Steve Hallett on resident involvement in procurement of the building contractors. Completed.

3. Public Exhibition report – Samantha Goodwin, MKC/Tpas

There was a low turn-out for the exhibition with 29 residents attending, despite advanced publicity in the newsletters and posters at Spotlight. Of the 29 residents, one person was from the Happy Shopper, two were leaseholders and one was an owner-occupier. The feedback from residents was generally positive and they could see the momentum building after the difficulties caused by the pandemic. The display board will remain on the Spotlight walls for another month and printed copies will be available. There were several questions and queries, not all of which were to do with the regeneration build. Samantha intends to add some of the questions to the Frequently Asked Questions webpage. **Action: SG**

Samantha confirmed that another Housing Needs Assessment was to be carried out by MKC and reminded the meeting that there could no further changes to the homes that were going to be built. SCSG is still awaiting clarification regarding the number of offers tenants will receive and whether they will be able to choose the finishes in their home (floor coverings, tiles, cookers etc). Rahul explained that builders typically fit such items around 12 weeks before handover to the client. SCSG members pointed out that MKC would have to have allocated the new homes more than 12 weeks before the completion of the properties for tenants to make their choices. SCSG flagged this



issue as an example of the need for a detailed communications plan, with lead-in times, which SCSG can monitor. Danielle agreed to raise this point at Project Board as part of the Resident Charter negotiations. **Action: DS**

4. **Community Engagement Manager & Officer Report**

Zulf Awan (Community Engagement Manager, MKC) did not provide the level of detail required in a written progress report on the Resident Charter and Communications Plan, requested by Danielle prior to the meeting. Danielle expressed her dissatisfaction and stated that MKC officers and contractors have always respected SCSG's requests for written reports and she was not going to allow that to change.

Samantha Goodwin was unable to provide a verbal update on the Communications Plan. She explained that Zulf was in the process of setting up a re-start meeting with SCSG for the Residents' Charter in week commencing 14th March. Kevin Farrell reported that Zulf had sent him a brief email explaining the draft document had been circulated to various MKC officers for comment – the comments will be shared with SCSG. Kevin commented that the resident leaseholders' offer was an integral part of the Residents' Charter. Will Rysdale (Head of Housing Delivery, MKC) recently reported to Project Board stating the resident leaseholder offer would be published in the coming month. The leaseholders are yet to see the offer or to meet with Will. Kevin asked SCSG to consider the impact on the Residents' Charter if the leaseholders reject the offer. Danielle confirmed she will be inviting Mercy, Cassy and Robyn to join the SCSG team to work with Zulf.

5. **Lakes Estate Renewal Forum**

A LERF members' meeting was held on 17th March. The meeting reviewed the current priorities and strategies for dealing with fly-tipping, street signage etc were discussed.

6. **Project update – Rahul Munday, Development Manager, MKC**

Project timeline: good progress continues to be made against the timeline and there have been no changes since the last SCSG meeting.

Ground investigations: Nothing to report.

Detailed Drawings Tracker: Rahul presented the new tracker which has been produced by HTA (see appendix). He highlighted the activities that have been taken place regarding Building Control, the meeting with Planning and the building regulations relating to lift lobbies. Kevin asked for clarification regarding the point on 'Brick details and architectural features' and expressed concern that the quality of the brickwork might be being reduced. Rahul stated that, in some cases, it was unnecessary detailing that would not be visible from the front of homes is being removed; however, all brick detailing is being reviewed to identify opportunities to make cost savings. Rahul agreed to share illustrations of the revised designs with SCSG. **Action: RM.** The meeting thanked Rahul and Jonathan for circulating the report in advance.

Procurement: The target date to produce the draft tender is 7th March 2022, and the final tender should be issued to the bidders on 24th March 2022. The tenders are due back and will be evaluated by mid-June. The tenders will be scored 60% on quality and 40% on price. The winning



bidder will then work on the detailed specification under a Pre- Construction Services Agreement (PCSA). The PCSA will include appointing a contractor design team; further work on the detailed specifications; updating designs; liaison with statutory providers; phasing; logistics; resident engagement; a communications plan and procuring sub-contractors. The plan is for the winner to develop the detailed tender up to November 2022, at which point it will be submitted to the Lakes Project Board and then Cabinet in December 2022 for approval. The four contractors who have expressed an interest are: Wates, Wilmott-Dixon, Graham and Kier.

In response to a question about the phasing of Phase A, Rahul explained that the winning bidder will have the scope to suggest changes to the order in which sites are worked on.

Risk Register: MKC continues to monitor the impact of Covid-19, building cost inflation, the Planning Department's stipulations, and the impact of Brexit on the construction industry. The risk of insufficient contractors bidding for the Phase A tender has been added to the register. Rising construction costs, caused by energy prices and the war in Ukraine, have also been added.

Memorandum of Understanding: The Section 106 agreement needs to be agreed and signed for the Stoke Road site. Negotiations between MKPD and MKC are ongoing.

Wind in the Willows nursery: The potential for an application to the Secretary of State for a Compulsory Purchase Order for Wind in the Willows nursery has been approved by MKC. The Order is a last resort and MKC's Estates Team is in ongoing dialogue with the nursery owners. Should a Compulsory Purchase Order be required, the time spent obtaining the Order would most likely have an impact on the phasing of Phase A.

6. **Any other business**

Grasmere play area was due to open on 12th March and the CCTV, funded by the Environmental Works budget, is operational.

Date of next meeting: Tuesday 5th April **6.30pm*** – 7.30pm at Spotlight.

***Please note the meeting start time is reverting to 6.30pm.**