



Serpentine Court Steering Group

Tuesday 10th May 2022 at Spotlight

Minutes

Residents: Danielle Slaymaker (Chair), Mercy Zvenyika (Deputy Chair), Cassy Elliott (Deputy Chair), Robyn Goodwin, Joan Forsyth, Ronke Oludapo, Sebastian Power, Stacey Coleburt, Jean Wallace, Clive Wallace, Pauline Wright, Mohamed Rohim, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association), Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum)

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

Apologies: Shannon McCaul (Deputy Chair), Cllr Emily Darlington

1. **Welcome and introductions**

Danielle opened the meeting and welcomed everyone. She outlined the main points from the first Resident Charter workshop that took place on 26th April. SCSG was of the view that the design and build sections should be removed from the Charter as planning permission has been obtained. The Chair of SCSG needs to speak to the resident leaseholders, after they have seen the shared equity offer. Tenants in temporary accommodation will not be included in the re-draft as they do not have a right to re-housing in the new homes due to demolition.

SCSG intends to review the remaining sections one by one, starting with a workshop on 17 May, 6.30pm on Teams. Danielle commented that it is difficult to assess how many workshops will be required at this stage, but SCSG should have a better idea after the next one. The same approach had been used when drafting the previous version and SCSG worked through the task at a steady pace. SCSG members have made it clear that they are committed to getting the job done in 2022.

2. **Minutes of 5th April 2022**

Agreed as a true record.

Matters Arising – Samantha to add some questions to the Frequently Asked Questions webpage. Carried forward. **Action: SG**

Matters Arising - Danielle agreed to submit a response to the Draft Allocations Policy by 10th April on behalf of SCSG. Completed.

Matters Arising – Samantha agreed to circulate a copy of the Decant Policy to SCSG for information. Completed.



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

Samantha introduced the new Information & Policy tracker she has designed to capture questions and raised by residents and the Council's responses. The tracker will be reviewed at every SCSG meeting to try and ensure that all questions and queries are addressed by the Council, and the information is communicated to residents, as necessary. Kevin queried the response from the Council regarding like-for-like re-housing offers. He agreed to check the information that has been provided on the subject by the Council, to date, and to report to the next SCSG meeting. **Action: KF**

The Council has prepared the wording of a letter to resident leaseholders regarding the shared equity offer, and it is due to be sent in the next couple of weeks.

4. **Lakes Estate Renewal Forum**

Steve reported on work the Forum has been doing to understand residents' priorities. Repairs and health & wellbeing have emerged as the top priorities. A LERF sub-group has been set up to look at each subject and a Health Week is planned for July. A community day is planned to tidy, clean and repairs street signs on the estate. Missing signs have been identified, including some on Serpentine Court. LERF is holding conversations with the Council over renewing certain signs. Food will be provided at the community day and the date is to be confirmed. 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. However, the bidders asked for the deadline for submissions to be put back due to Covid-related issues and Easter and the Council agreed. Indicative procurement dates as follows:

- Tenders went out to bidders on 28th March 22
- Tender responses to be received back: was 6th May; this is now 27th May 22
- MKC approvals, following evaluation: was 30th June; this is now 27th July 22
- Preferred contractor appointed for PCSA (Pre-Contract Services Agreement): was 21st July 22; this is now 27th July 22
- Second stage 'Lump Sum' submitted: was 12th November 22; this is now 30th December 22
- MKC approvals: was 20th Dec 22; this will now be early 2023
- Contract award and start on site: asap – to be confirmed

SCSG expressed its disappointment at the delayed tender submissions. Rahul explained that the Council felt the requests were reasonable and it had no choice but to agree, if it wanted to obtain several submissions.

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. There have been numerous questions from contractors.



Memorandum of Understanding: MKC's Legal team have made a mistake with the wording of the MoU with regards to Phase B of the planning application and a deed of variation is required. The delay this has caused is not highly critical to the project timeline and it should be resolved, shortly.

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

A meeting with Highways was held in early May to discuss the adoption agreements of new roads went well. Also, a further meeting about to discuss the overarching Highways agreement, as required by the MoU, is due to take place shortly.

6. Questions

Q. In the Information & Policy tracker there is a question about whether disabled adaptations will be automatically done before a tenant moves into their new home. The answer from the Council states that tenants it is solely the responsibility of the Occupational Therapy team, and lead-in times will be decided by them and the chosen contractor. I'm worried about the current long lead-in times for adaptations and how they may impact on my move. I'm also concerned that I will have to pay for a doctor's letter to support my application for adaptations in my new home.

A: I will record these additional points in the tracker and raise them with Cherie Lee-Helmsley, Allocations Manager, MKC. **Action: SG**

7. Any other business

Rand Associates have written to a sample of Serpentine Court tenants requesting access to their homes to carry out a building condition survey. SCSG expressed concern about the wording of the letter, which did not emphasise why the survey was taking place, and how it could be misinterpreted by some residents as a sign that the regeneration project was not going ahead. Further concerns were expressed about what appeared to be an absence of collaborative working between the Assets, Regeneration and Housing functions, and poor communications with residents. Danielle agreed to take the matter up at the next Project Board. **Action: DS**

Health and Safety works to Serpentine Court are due to run from next week until the end of July and will include replacement of some handrails and works to the communal areas of the tower block. A Resident Liaison Officer has been appointed by Mears who tenants can speak to about the works. Residents will be notified before the work starts with details about how to contact the officer.

These works are about making sure that the buildings [and areas around the buildings] are safe for tenants and their visitors to use for the remainder of the time that they are occupied before demolition.

Zulf Awan, Community Engagement Manager introduced himself to SCSG and explained his role.

It was agreed that SCSG meetings will be moved to the second Tuesday of the month, due to the number of other related meetings that are held at the start of the month.

Date of next meeting: Tuesday 14th June 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:

Tuesday 14th June

Tuesday 12th July

(No meeting in August)

Tuesday 13th September

Tuesday 11th October

Tuesday 8th November

Tuesday 13th December