



Serpentine Court Steering Group

Tuesday 11th October 2022 at Spotlight

Minutes

Residents: Mercy Zvenyika (Deputy Chair), Cassy Elliott (Deputy Chair), Robyn Goodwin, Joan Forsyth, Sebastian Power, John Pearce (observer), Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum)

Staff/Councillors: Rahul Mundray (MKC), Kevin Farrell (Tpas), Zulf Awan (MKC)

Apologies: Danielle Slaymaker (Chair), Ronke Oludapo, Stacey Coleburt, Samantha Goodwin (Tpas/MKC), Pauline Wright, Jean Wallace, Clive Wallace, Cllr Emily Darlington, Cllr Ed Hume, Mariee Wymer (observer – Locals of the Lakes Residents Association)

1. **Welcome and introductions**

Cassy opened the meeting and welcomed everyone. She explained that she was standing in for Danielle.

2. **Minutes of 13th September 2022**

Agreed as a true record.

Matters Arising – Samantha to put together a long list of questions and organise a workshop with SCSG members to decide which questions to publish. Completed.

Matters Arising – Samantha to contact Lucy Tucker in Allocations to find out whether MKC will be introducing a Local Lettings Policy for Phase A. Carried forward. **Action: SG**

Matters Arising – Zulf would contact Cherie's replacement, Lucy Tucker, regarding an online workshop to discuss the Council's allocations policy for Phase A and would also circulate the July Project Board minutes. Completed.

Matters arising – Zulf reported that MKC was ready to provide written feedback on the latest version of the Secure Tenants section of the Residents' Charter. He will circulate the document in the next week. Completed.

Matters arising – Samantha reported the shared equity offer for resident leaseholders was about to be released. Kevin asked for a copy. Completed.

Matters arising – Mercy to ask Danielle to raise the Housing Assessment letter with Todd Ricketts and Will Rysdale. Completed.

Matters arising – Kevin to remove the Detailed Drawings Tracker from the standing items. Completed.

Matters arising – Samantha to obtain answers to the new questions raised at the last meeting and recorded on the Information & Policy Tracker. Carried forward. **Action SG.**



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

Zulf gave a brief report on the Information & Policy tracker actions. On some points Sam is still awaiting answers. The actions were carried forward.

Zulf reported that he had sent the comments on the latest draft of the Secure Tenants section of the Resident Chart to Kevin. Kevin to set up an online workshop for SCSG. **Action: KF**

Todd Ricketts' (Head of Neighbourhood Services, MKCC) sent a letter of apology for the problems caused by a recent email from Linda Hughes, Business Support Assistant, Adult Services, regarding a 'Housing Assessment'. Todd acknowledged that he should have informed Will Rysdale (Head of Housing Delivery, MKCC), the Regeneration Team and the Chair of SCSG before the email was sent and contact was made with tenants.

Cassy reported that Danielle had sent a strongly worded email to Todd, and copied Will, setting out SCSG's dissatisfaction with the way the matter had been handled and demanding a written apology be sent to tenants. Cassy thanked Danielle for taking the lead and forcing MKCC to apologise. SCSG members felt that the apology letter had still not explained why MKCC is asking for the information. There were reports that some tenants are refusing to co-operate as there are still concerns over divulging personal data. SCSG members asked whether MKCC is effectively carrying an 'affordability test' on tenants to check they can afford to pay the rent on the new homes. Cassy agreed to write to Will seeking clarification. **Action: CR**

4. **Lakes Estate Renewal Forum**

Steve gave a Fly-tipping Action Plan update. Nick Hannon (Head of Environment & Waste) and Will Rysdale met with Steve, Mariee and Zulf about communicating feedback. Nick and Will agreed to provide more regular communications before and after actions are taken. Ruthven Close and Tarbert Close are the focus and there are also hotspots in some of the courtyards at the backs of houses. There have also been complaints about landscaping and weeding as only grass-cutting is being carried out. A new grounds maintenance contract is being finalised. It will take 2 months to implement and there will be a focus on the Lakes. Nick has committed to tackling the weeds and acknowledges problems in Cullen Place.

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

During August, the Council received several proposals from developers to build the 202 new homes and community facilities for the first phase of the regeneration project.

Following an evaluation the building contractor Graham (JGCL) has been selected and MKCC are now in talks with them to finalise details.

Since Graham were selected MKCC has been carrying out a gap analysis and is holding negotiations regarding what MKCC wants and what Graham has offered. The process is taking longer than expected due to the level of detail. The volume of work is large, and every area of the bid has to be covered.

JGCL will not be sending staff to SCSG meetings or carrying out any of the resident engagement actions set out in the Community Engagement & Social Value section of the bid, until the PCSA



has been signed due to the costs involved. Kevin confirmed that he had obtained a copy of the aforementioned section and circulated to SCSG, so that members were aware of JCGL's proposals. Cassy expressed SCSG's disappointment that JCGL were not willing to attend its meetings, yet. SCSG intends to discuss the section in detail with JGCL staff as soon as possible.

Project timeline: good progress continues to be made against the timeline. JGCL has been selected and funding is in place for the first stage of the 2-stage procurement:

- JGCL selected as the preferred contractor for PCSA (Pre-Contract Services Agreement): July 2022
- Second stage 'Lump Sum' to be submitted: 30th December 2022
- MKC approvals: early 2023
- Contractual negotiations
- Contract award and start on site: asap – to be confirmed

Procurement: See above.

Risk Register: There were no updates to the risk register since the last report. However, MKCC is preparing to bid to Homes England for grant funding for Phase A.

6. Questions

The following questions were recorded on the Information and Policy Tracker and Samantha agreed to obtain answers for the October SCSG meeting. Carried forward. **(Action SG):**

Q: Is there going to be a local lettings policy for Serpentine Court / Lakes Estate regeneration?

Q: Regarding the information that residents are being asked to supply for the housing needs assessment currently being carried out. What are the repercussions for people who don't provide the information (bank statements and wage slips) to you?

Q: Tenants who live in Serpentine Court and are going to be moved out - if they don't want to wait for one of the new homes due to be built or if they want to move away from the Lakes Estate, can they be moved now?

Q: Please can you let the SCSG have a position statement with regards to repairs / maintenance of the Serpentine Court homes. What repairs / maintenance will be done and what won't be done? They are receiving mixed messages

Q: Some residents have been told that they will be getting new kitchens. Asbestos checks are then being done. If the asbestos is undisturbed, then the residents are being told its fine and not dangerous. This is worrying people. Those that are due new kitchens and have asbestos are being told that they now won't get their new kitchens. I have also had one person tell me that having had an asbestos check, she has been contacted again about checking for asbestos near her boiler, which they have already done. What is going on please?

Q: What happens if the construction doesn't go ahead because the cost is too high?



Q: Will there be a special cabinet meeting called to approve the lump sum cost of the phase a works on the estate?

Q: When will work begin on the contracts for the contractors to do the phase A build? Can it start now to save time?

Q: SCSG have several questions for the contractors:

- a. What company logo will the contractors be using on their jackets, overalls, boarding etc?
- b. SCSG would like details of the resident engagement / liaison arrangements that Graham will provide?
- c. If they use sub-contractors, will they be using local labour?

7. **Any other business**

Date of next meeting: Tuesday 8th November 6.30pm – 7.30pm – Spotlight or Teams call - to be decided.

Please note future meetings will be held one week later than the original schedule.

New meeting schedule:

Tuesday 8th November

Tuesday 13th December