



Serpentine Court Steering Group

Tuesday 13th September 2022 at Spotlight

Minutes

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

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

Apologies: Danielle Slaymaker (Chair), Jean Wallace, Clive Wallace, Steve Hallett (observer - Chair, Lakes Estate Regeneration Forum) Cllr Emily Darlington, Cllr Ed Hume

1. **Welcome and introductions**

Mercy opened the meeting and welcomed everyone. She noted the regeneration project had reached another important milestone with the appointment of John Graham Construction Ltd (JGCL) as the building contractor for Phase A. Mercy also reported that Danielle has been invited to speak at the Regeneration and Renewal Scrutiny Committee on 21st September.

2. **Minutes of 12th July 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. Carried forward. **Action: SG**

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

Matters Arising – Zulf reported that Cherie-Lee Hemley has left the Council. Therefore, he 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. **Action: ZA**

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. **Action: ZA**

Matters arising – Zulf to contact Will Rysdale and request a Project Board meeting with Danielle and Mercy on Wednesday 20th July for an update on the procurement process. Completed.

Matters arising – Rahul to report on Graham's plans for resident consultation – see item 5.



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

Samantha reported on the Information & Policy tracker actions.

Samantha reported the shared equity offer for resident leaseholders was about to be released. Kevin asked for a copy. **Action: SG**

Zulf reported that he had received comments on the latest draft of the Secure Tenants section of the Resident Chart from MKC colleagues. Zulf agreed to send the document to Kevin for circulation. **Action: ZA**

Zulf passed on Todd Ricketts' (Head of Neighbourhood Services, MKCC) apology for the problems that had been 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 Regen.Team and the Chair of SCSG before the email was sent and contact was made with tenants. SCSG members expressed strong dissatisfaction with the handling of the matter and stated that many tenants were upset and confused by the email. There were multiple issues including the purpose of the questions; a lack of clarity about the links between the assessment and Phase A re-housing; personal data security; divulging personal information; cold calling by MKCC staff and the distress that it was causing for many tenants. Mercy agreed to ask Danielle to raise the matter with Todd and Will. **Action: MZ**

4. **Lakes Estate Renewal Forum**

The last meeting was in May and the meeting will be held on is on Thursday 22nd September.

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 has been selected and MKCC are now in talks with them to finalise details.

Since Graham were selected MKCC have had several meetings with them, including a walk around the estate.

The key Graham staff involved:

- Mike Willcox - Pre-Construction Manager – Key contact through the on the construction / legal side during PCSA period.
- Ibbie Omideyi - Social Impact Advisor is to be the key contact on the resident engagement side

- Ibbie will create and have ownership of a Community Engagement Plan which will be basis of delivering the community benefits. She has a vast amount of experience liaising with residents/local communities.



- she will be supported in her work by a Resident Liaison Officer and a Community Benefit Manager.

Graham – Brief Background

- Parent Company is John Graham Holdings and Graham Construction is one of its subsidiary companies.
- Privately owned family-owned company formed in 1778
- Chairman: Michael Graham
- Turnover around 950m, with an order book of £1.8 bn
- Currently have over 2,200 employees - working across 100 live sites in the UK
- In addition to building contraction Graham have businesses in Facilities Management, Asset Management and PPP projects
- Graham first worked in England in 1985
- 23 offices, including head Office is in Hillsborough, Northern Ireland
- JGCL (John Graham Construction Ltd) - Building South will be delivering LERMK (Lakes Estate Regen MK)

Graham intends to deliver the Lakes project through their Building South team which is based in St Albans – the Building South team is led by Johnny Hall (Managing Director) and he will be taking responsibility for delivering the project.

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

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

Detailed Drawings Tracker: All 4 non-material changes have been approved by MKCC. JGCL are in negotiations to appoint HTA. Rahul asked Kevin to remove the item from standing agenda.

Action: KF

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 next SCSG meeting (**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 are 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 so as to save time?

Q: SCSG have a number of 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 11th October 6.30pm – 7.30pm at Spotlight.

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

New meeting schedule:

Tuesday 11th October

Tuesday 8th November

Tuesday 13th December