



## Serpentine Court Steering Group

Tuesday 8<sup>th</sup> November 2022 at Spotlight

### Minutes

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

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

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

#### 1. **Welcome and introductions**

Cassy opened the meeting and explained that she was continuing to stand in for Danielle. SCSG members participated in a workshop on 25 October to review the comments provided by MKC officers on the Secure Tenants sections of the Resident Charter. A meeting will be arranged soon with Todd Ricketts (Neighbourhood Services Manager, MKCC) and Lucy Tucker (Interim Allocations Manager & Private Sector Housing Manager, MKCC) to discuss various points and some of the questions in the Information & Policy Tracker.

Cassy had also continued dialogue with Todd Ricketts over the request for personal financial information in the Housing Assessment. She has received the following response from Todd:

*'We would only ask for financial information regarding affordability if we were at point of 'offer' of a new property, if it was to be another MKC 'Social Rent' home we would not need to do this, an offer would only happen if a tenant was already on the housing register and a property came up for them which was suitable; do you have an idea of how many tenants were asked specifically for financial information?'*

*Again, this is only about ensuring as a responsible Landlord we know who is in our homes now, and what their current and future needs are – nothing more. Perhaps there has been some miscommunication around the messages we wanted to ask the tenants of Serpentine court, and I will look into this today.'*

Cassy agreed to provide Todd with the details and to keep SCSG updated. **Action: CE**

#### 2. **Minutes of 11<sup>th</sup> October 2022**

Agreed as a true record.

Matters arising – Samantha to contact Lucy Tucker in Allocations to find out whether MKC will be introducing a Local Lettings Policy for Phase A. To be raised by SCSG at meeting with Lucy. No further action required by Samantha. Completed.



Matters arising – Samantha to obtain answers to the new questions raised at the last meeting and recorded on the Information & Policy Tracker. See Item 3. Completed.

Matters arising – Kevin to set up an online Resident Charter workshop for SCSG to look at the Secure Tenants sections. Completed.

Matters arising – Cassy to write to Will Rysdale seeking clarification regarding the requests for personal financial information in the Housing Assessment. See Item 1. Completed.

Matters arising – Samantha to obtain answers to the new questions raised at the last meeting and recorded on the Information & Policy Tracker. See Item 3. Completed.

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

Samantha carried out a full review of all 40 questions on the Information & Policy Tracker at the meeting and will produce an updated version for circulation. On some points Sam is still awaiting answers. The actions were carried forward and will be discussed between SCSG, Todd Ricketts and Lucy Tucker.

A workshop was held by Samantha with SCSG members and Kevin to review the regeneration FAQ's that cover the whole city and the ones that cover the Lakes Estate. Samantha has revised both sets and passed them to Will Rysdale (Head of Housing Delivery, MKCC) for checking and approval.

8 of the 10 properties owned by resident leaseholders have now been valued. Reports are being prepared by Geraldine Shaw (Estates Surveyor – Property & Facilities, MKCC) for approval by Will Rysdale.

### **4. Lakes Estate Renewal Forum**

The next meeting will be held on Thursday 17 November.

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

MKCC and John Graham Construction Ltd (JGCL) are still negotiating the Pre Contract Service Agreement (PCSA). The two parties have reached an in-principal agreement and hope to sign the contract in the next 2 weeks.

JGCL is planning to send staff to the December SCSG meetings if the PCSA is signed in time.

MKCC will be holding a further meeting to discuss the Community Engagement & Social Value section of the bid, next week.

MKCC will also be holding several strategic meetings to examine project costs and methodology and the current difference in ball-park costs between MKCC and JGCL.

Project timeline: Despite the delay in signing the PCSA, MKCC intends to hold JGCL to the previous timeline:

- MKCC and JGCL to sign PCSA in the next 2 weeks



- Second stage 'Lump Sum' to be submitted: 30<sup>th</sup> December 2022
- MKC approvals: early 2023
- Contractual negotiations: Detailed work on the main build contract will commence towards the end of the PCSA period; however, it will build on the terms and conditions being developed for the PCSA contract (the work on which is currently being undertaken).
- Contract award and start on site: asap – to be confirmed

Procurement: See above.

Demolition Notices: have been served and adverts placed in the MK Citizen and at various locations around Serpentine Court.

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

## 6. Questions

Q. Are there any 3-bed flats are being built in Phase A? If so, how many?

A. Yes, there are some 3-bed flats, I will check and confirm the number. **Action: RM**

Q. I live in a maisonette with stairs, and I consider it to be a house. When MKCC used the term Like-for Like in the Offer Document, did it mean tenants will be offered a house-for-a-house or 3 bedrooms-for-3 bedrooms? Tenants understood the term to mean that they would be offered a house if they live in a house/maisonette. They will be very upset if MKCC offers them a new 3-bed flat.

A. This question will be discussed as part of the ongoing discussions between SCSG and MKCC over the Resident Charter and the questions recorded in the Information & Policy Tracker.

## 7. Any other business

Date of next meeting: Tuesday 13<sup>th</sup> December 6.30pm – 7.30pm – Microsoft Teams