



Serpentine Court Steering Group

Tuesday 10th January 2023 via Teams

Minutes

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

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

Graham Construction: Ibbey Omideyi, Marie Whittaker, Chris Connelly

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

1. **Welcome and introductions**

Danielle opened the meeting and thanked Cassy and Mercy for standing in for her at the end of 2022. A warm welcome was extended to the team from Graham Construction who were attending their first SCSG meeting.

2. **Minutes of 8th November 2022**

Agreed as a true record.

Matters arising – Cassy to provide Todd Ricketts (Neighbourhood Manager, MKCC) with information about the numbers of tenants asked for personal financial information. Completed.

Matters arising – Rahul to check and report the number of 3-bed flats in Phase A. Rahul confirmed there are 4, 3-bed (wheelchair) flats and 41, 3-bed houses. Completed.

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

Information & Policy Tracker: Samantha took the meeting through the updated Information & Policy Tracker. The actions were discussed between SCSG, Todd Ricketts and Lucy Tucker (Allocations, MKCC) at the end of November. The key points that emerged from the session were as follows: there will be a Local Lettings Policy; the new MKCC Allocations policy has been approved by Cabinet, but a date for implementation has still to be confirmed; MKCC is willing to consider transfer requests from tenants who wish to move out of Serpentine Court, and a piece of work will be carried out to understand the level of demand; there will be a cooling-off period before Secure tenants with protected Right-to-Buy can exercise their right. SG to circulate the draft Local Lettings Policy. **Action: SG.** Mark Burch (Repairs Manager, MKCC) has also responded to Sam regarding the Council's policy on repairs to Serpentine Court homes. The current policy is based on 'Business as Usual' and Value for Money principles. Mark has set a budget and is carefully assessing the



cost of any major repairs such as replacement kitchens. If the cost of refurbishing an empty flat is too expensive, the flat is being mothballed. Day-to-day repairs are not affected.

Residents' Charter: The Secure Tenants' section of the Residents' Charter was also discussed between SCSG, Todd Ricketts and Lucy Tucker (Allocations, MKCC) at the end of November. The session helped both sides to clarify various points and also raised points that require further consideration. Kevin will organise a further workshop with SCSG members. **Action: KF**

FAQ's: Samantha has revised both sets of FAQ's and passed them to Will Rysdale (Head of Housing Delivery, MKCC) for checking and is still awaiting approval.

Resident leaseholders: All 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 19 January at 6.30pm via Zoom.

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

MKCC and John Graham Construction Ltd (JGCL) have completed negotiations and the Pre-Contract Service Agreement (PCSA) has been signed.

Due to the complexity of the project, JGCL has requested a deadline of the end of September 2023, to which MKCC has reluctantly agreed. MKCC and JGCL are examining various ways to speed-up the process and to telescope-down, the overall procurement process to make up lost time.

Project timeline:

- MKCC and JGCL signed PCSA on 9 January 2023
- Second stage 'Lump Sum' to be submitted: late September 2023
- MKC approvals: late 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 has commenced).
- Contract award and start on site: late 2023

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

6. **Introductions from Graham Construction**

Ibby, Marie and Chris introduced themselves to the meeting and explained Graham's approach to community engagement using a presentation. The presentation covered the company's 'Delivering Lasting Impact' strategy; how the strategy will be delivered; resident engagement case studies from London and Oxford. The focus during the PCSA period will be to develop a Stakeholder Strategy in consultation with MKCC, SCSG and all the other local stakeholders. Graham wants to understand residents' hopes for the project and perceptions of how it will unfold. The Stakeholder Strategy will



involve preparing a detailed communications plan; set up a system to track queries and complaints; stakeholder engagement activities; attending SCSG meetings, and public events.

Following the presentation, Ibbotson invited questions:

Q: Has the Graham community engagement team visited the estate yet?

A: Not yet, but we are planning to do so, soon. We have been looking at images of the estate.

Q: Can we have a link to the fly-through video that you produced for the project in London?

A: Yes, we will send the link to Rahul to share with you.

7. Questions

Q. Is Phase A protected against rising inflation?

A. Until the lump sum is agreed, inflation will continue to be an issue. Inflation is expected to fall next year, but building-cost inflation has been built into the figures the Council are working on.

Q. What are the chances that Graham could pull out of the procurement process?

A. Graham could pull out, but the company has invested time and resources in the process. If Graham did pull out, the Council would be left with costings and plans it could quickly take to other contractors – so that a switch to a different contractor could be relatively swift. There is always a risk, but there is also the opportunity for Graham to make a profit. MKCC is currently building relationships with Graham at all levels.

Q: Can you give us examples of how the lost time on the procurement can be made up?

A: There are several ways, from working on the contract now, so it's ready when the lump sum is submitted, to constant project reviews to spotting time-savings. MKCC is also looking at the possibility of bringing forward some of the works, such as ground clearance, and carrying them out during the PCSA period - taking this pro-active approach would save time in the long run.

Q: During the PCSA period, will Graham just be working on the project at their desks, or will we see them on the estate?

A: Letters have just been sent out explaining that Graham will be drilling holes on the estate in the next couple of weeks. Graham will also be inviting sub-contractors to inspect the sites. So yes, Graham and its potential sub-contractors will be visible on the Lakes during 2023.

8. Any other business

None.

Date of next meeting: Tuesday 7th February 6.30pm – 7.30pm – venue to be confirmed