



## Serpentine Court Steering Group

Tuesday 2<sup>nd</sup> May 2023 at Spotlight

### Minutes

Residents: Danielle Slaymaker (Chair), Mercy Zvenyika (Deputy Chair), Joan Forsyth, Sebastian Power (Deputy Chair), Stacey Coleburt, Robyn Goodwin, John Pearce (observer)

Staff/Councillors: Rahul Munday (MKC), Kevin Farrell (Tpas), Zulf Awan (MKC), Samantha Goodwin (Tpas/MKC), Delia Shepherd – (observer - Fenny Stratford Town Council)

Apologies: Cassy Elliott (Deputy Chair), Ronke Oludapo, Steve Hallett (observer - Chair, Lakes Estate Renewal Forum), Mariee Wymer (observer – Locals of the Lakes Residents Association), Cllr Emily Darlington, Cllr Ed Hume, Ibbie Omedeyi (Graham Construction)

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

Danielle opened the meeting and welcomed everyone.

#### 2. **Minutes of 14<sup>th</sup> March 2023**

Agreed as a true record.

Matters arising – Kevin organised the workshop to look at the Graham Construction community engagement and communications plan. Representatives from SCSG, LERF and LoLRA attended. A list of questions was produced and sent to Ibbie Omedeyi. See item 6.

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

Information & Policy Tracker: No further updates.

Residents' Charter: No update from MKCC. Awaiting further action by SCSG.

FAQ's: Samantha to enquire about the delay in posting of the latest FAQ's on the MKCC website  
**Action: SG**

Resident leaseholders: The business case for the resident leaseholder shared equity offer has been presented to the Housing Landlord Board last week. The general principles of the scheme were understood and accepted. MKCC will need to take a delegated decision and in order to do that, the offer needs to get on the Forward plan 28 days ahead of a decision. There is a Lakes Board meeting tomorrow and the offer has already been added to the agenda in order to progress the delegated decision. MKCC are also in contact with the Financial Conduct Authority (FCA) and a meeting has been arranged within a couple of weeks to discuss the scheme in more detail with them, such as a consideration around whether any interest will be charged against an equity loan and if so the processes surrounding this. Further information will be provided as soon as possible.

Kevin pointed out that MKCC had made a commitment in its ballot pack that no resident would be financially worse off as a result of the Serpentine Court regeneration project. A resident leaseholder



with no mortgage would clearly be financially worse off if they had to service interest payments on a shared equity loan. Kevin agreed to write to MKCC setting out SCSG's concerns about the proposal. **Action: KF**

Communications and Community Engagement Plan: see item 4, below.

Local Lettings Policy: nothing to report.

Secure tenants' transfers: Samantha is continuing to contact Secure tenants living on Serpentine Court to check whether they are interested in a transfer before the entitlement to Home Loss Payments commences. Several tenants have expressed an interest in moving and MKCC is continuing to assess the situation. Samantha reported that the lift in the tower block has been vandalised and MKCC is carrying out expensive repairs. Therefore, some tenants and their visitors are experiencing difficulties going about their daily lives.

#### 4. **Graham Construction Communications & Community Engagement Plan**

Zulf took the meeting through Ibbie's replies to the questions that had been raised by members of SCSG, LERF and LoLRA at the workshop led by Tpas. A further question was raised about the timeline for consulting residents on the draft plan, as the lump sum bid is due to be submitted in September. It was agreed that Ibbie would be invited to the June meeting to explain the consultation process and to share examples of employment and green projects mentioned in her presentation. **Action: ZA**

#### 5. **Lakes Estate Renewal Forum**

Steve Hallett, Chair of LERF, is currently standing in for the vicar of St Frideswide's, who is taking a sabbatical. LERF is temporarily sitting under Locals of the Lakes Residents Association. The next meeting will be held on Monday 5<sup>th</sup> June. The LERF meeting will be held at 6.30pm in Spotlight.

#### 6. **Project update – Rahul Mundry, Development Manager, MKC**

Procurement: good progress has been made on the work under the PCSA; MKCC is working through the detailed specification and pricing of the 40, or so, work packages and Graham are in the process of going out to a range of sub-contractors for getting pricing for these. MKCC cost consultants are meanwhile going through the specifications, to ensure that they are tuned, to get the best value for the Council; and, as prices come in, they are looking for opportunities to make savings, where possible.

Procurement workshops: Since the last SCSG, the Council and its consultants have held several workshops with Graham, to go through the key works packages, in detail. These have included workshops on ground works, foundations, building structures, mechanical, electrical, and plumbing and landscaping.

- **Ground Works:** MKCC's discussions included the excavations that will be needed, drainage and sewers, service ducts for gas, electricity, and phone cabling, plus, the details of the construction of roads and driveways etc. Warren Park will involve a major replanning of ground levels to accommodate the planned new games areas and also to allow for surface water drainage.



- **Foundations / building structures:** MKCC looked at the technical design of the planned foundations, to ensure that the design is technically sound, and to ensure that any costly overdesigns are avoided; similarly, the building super-structures themselves need to be designed so that they will meet both the human and environmental pressures that will be placed on them in relation to building materials and structural soundness.
- **Building fabric:** MKCC looked in detail at the planned building fabric; this means the components that make up the building itself, this includes walls, floors, windows, and doors etc. A well-designed fabric will meet our quality requirements and enable energy efficiency requirements to be met.
- **Mechanical, Electrical & Plumbing– (MEP): is another important area.** After the buildings themselves, MEP is an area which absorbs a lot of cost. It involves the engineering design of the internal systems of the buildings, including, plumbing, heating, ventilation, lighting, cabling, electrics, and (where specified) lifts. It covers design / installation, but also the ongoing maintenance of the systems.
- **Landscaping:** - The landscape team need to look at how best the of the green spaces around the new buildings and in Warren Park, can best be planned and designed - to create the best possible level of integration into the project

**Cost & feasibility plans:** MKCC is now at the stage where workshops are mostly over, and Grahams have come back with ball-park costs. However, these costs require market testing, to see if they are achievable.

**Minor Planning amendments:** because of some of the 'value for money' changes that are being made to the design; it is likely will have to go back to planning get some adjustment agreed. For example, changes in the floor-thickness may mean that the buildings are slightly shorter by a few bricks, this will need to be agreed with the planners.

Homes England bid – update: The bid has not been submitted yet, because we are still awaiting confirmation of the cost from Graham, and this will be done in due course. Will Rysdale (MKCC) is continuing to liaise with them - and HE are continuing to express, support for the project.

Project timeline: unchanged: Second Stage lump sum to be submitted in September 2023. MKCC approvals, contract award and start on site are targeted for end of 2023.

Risk Register: the main risk continues to be to get to a PCSA lump-sum figure that can be approved by the Council.

## 7. Questions

None.

## 8. Any other business - None

**Date of next meeting: Tuesday 13<sup>th</sup> June 6.30pm – 7.30pm – Spotlight**

