



Serpentine Court Steering Group

Tuesday 7th February 2023 at Spotlight

Minutes

Residents: Danielle Slaymaker (Chair), Mercy Zvenyika (Deputy Chair), Cassy Elliott (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)

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

1. **Welcome and introductions**

Danielle opened the meeting and welcomed everyone.

2. **Minutes of 10th January 2022**

Agreed as a true record.

Matters arising – Sample Local Lettings Plan to be circulated to SCSG members by Samantha. Completed.

Matters arising – Kevin to set up a Resident Charter workshop for SCSG members. Completed.

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

Information & Policy Tracker: Updated. Updates shown in yellow on the document.

Residents' Charter: see Matters Arising.

FAQ's: Both sets of FAQ's passed to Will Rysdale (Head of Housing Delivery, MKCC) for checking and still awaiting approval. Will has commented on them and passed them to Rahul, Peter Wilson and Zulf for additional comments. **Action: SG**

Resident leaseholders: The report of the independent surveyor has been passed to Will, and he is drafting the leaseholders offers. Will took a report to the Lakes Board last week, but a report will also have to go to the Landlord Board before the offers can go out.

Communications and Community Engagement Strategy: Rahul, Zulf and Samantha met with Ibbie and Marcia from Graham to discuss a timetable for them to produce a draft Communications and Community Engagement Plan. Graham are aiming to share the draft with strategy with SCSG my mid-March. Zulf and Samantha have suggested a separate meeting with SCSG to discuss it.



Tenants seeking transfers: Samantha is in the process of collecting Housing Needs Assessment for the Allocations Team on who is living in the flats and maisonettes on Serpentine Court. The information being collected is on gender and date of birth of the occupants. There will also be a very general question about whether residents are interested in moving out before the new-build homes are built. MKCC will need to be careful about raising expectations as tenants may not be moved early. Samantha will be making it clear that if tenants choose to move early, they will not get the homeless payment, disturbance payment, the Right to Return, or a new home.

Local Lettings Policy: see Matters Arising.

4. **Lakes Estate Renewal Forum**

The last meeting was held on Thursday 19 January.

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

Graham will be working on detailed plans between now and September 2023. There are around 40 packages of work which need to be priced. Graham will also be involving sub-contractors during this process. MKCC's cost consultants will be checking the prices submitted by Graham to ensure Value for Money has been achieved.

Phase A has been amended and the site containing Wind in the Willows Nursery has been swapped for the site next to Bramley Grange Sheltered Housing block. Doing so reduces the number of properties that will be built in the first phase of Phase A by 35. MKCC will still be delivering 183 properties, which is more than enough to re-house the Secure Tenants of Serpentine Court. Swapping the sites gives MKCC greater leverage in negotiations for the purchase of the nursery. Following this change Graham and MKCC are looking at the location of the compounds. SCSG raised concerns over locating a compound near to occupied properties and asked that SCSG and LERF are consulted over the plans.



Will Rysdale continues to liaise with Homes England over a bid to fund Phase A. The bid is likely to be submitted once Graham has submitted the Lump Sum Bid and accurate costs are available for Homes England to assess.

Risk Register: The biggest risk to the project is whether the Lump Sum bid will be affordable.

6. Questions

Q. Why has Graham carried out its own foundations' investigation, if MKCC has recently done one?

A. Graham wish to assure themselves that there are no gaps in the MKCC foundation investigation as they are developing detailed specifications and are now responsible for the foundation design; they want to be completely satisfied that they have all the information they need to submit a bid.

Q. Will MKCC be moving Secure Tenants first and then those in temporary housing?

A. Under this project, MKCC is only committed to moving Secure tenants. Non-Secure tenants are not included in this project.

Q: What will happen to Serpentine Court when it is empty of residents? Will it be knocked down straightaway, or will security measures be put in place to stop a takeover by squatters/children?

A: Serpentine Court will be demolished a part of the first phase of Phase A and it will be secured while it is waiting to be knocked down.

Q: Will MKCC be moving tenants in phases, or waiting until the building is finished and moving everyone in one go?

A: MKCC's aspiration is to move intends to move tenants in on a phased basis, as and when properties become available.

Q: If MKCC does move tenants in phases, how will the Council decide who moves first?

A. Further information will be provided nearer the date. The Local Lettings Plan will include information on this.

7.

Any other business

None.

Date of next meeting: Tuesday 14th March 6.30pm – 7.30pm – Spotlight