



Serpentine Court Steering Group

Tuesday 13th June 2023 at Spotlight

Minutes

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

Staff/Councillors: Rahul Munday (MKCC), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKCC), Ibbie Omedeyi (Graham Construction)

Apologies: Danielle Slaymaker (Chair), Steve Hallett (observer - Chair, Lakes Estate Renewal Forum), Zulf Awan (MKCC), Cllr Emily Darlington, Cllr Ed Hume, Delia Shepherd (observer - Fenny Stratford Town Council)

1. **Welcome and introductions**

Mercy opened the meeting and welcomed everyone.

2. **Minutes of 2nd May 2023**

Agreed as a true record.

Matters arising – Samantha reported that the FAQ's have been posted on the MKCC website and she agreed to share the link with SCSG via email. **Action: SG**

Matters arising – Kevin wrote to Will Rysdale (MKCC) setting out SCSG's objections over the proposal to charge interest on shared equity loans for resident leaseholders. See item 3 for Will's response. Completed.

Matters arising – Zulf invited Ibbie to this meeting. Completed.

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

Information & Policy Tracker: Samantha highlighted the outstanding actions and agreed to chase senior managers for answers regarding the development of a Local Lettings Policy. **Action: SG**

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

FAQ's: See Matters Arising

Resident leaseholders: A shared equity proposal has been presented to MKCC's landlord board and agreed in principle. The next steps are for officers to present it to the Corporate Portfolio Board (CPB) ahead of the cabinet member taking a delegated decision. The current plan is to take a report to CPB in July.



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

Local Lettings Policy: see item 3 above.

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. The new MKCC Housing Allocations scheme has now been introduced and every applicant on the Waiting List has been asked to re-register. A lot of Samantha's time is currently being taken up with helping existing tenants on the Waiting List to re-register.

Landlord Offer Document – Samantha and Zulf will shortly begin work on drafting a Landlord Offer Document for the tenants and residents of Serpentine Court. Samantha thanked Kevin for providing examples of recent Landlord Offer Documents produced by social landlords for regeneration projects in London. **Action: SG & ZA**

4. **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. LERF has been concentrating on two issues: 1) Health & Wellbeing – and an event will be held on Friday 28 June, 2) Fly-tipping & litter – LERF is working closely with MKCC to tackle the ongoing problems.

5. **Project update – Rahul Mundray, 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. Some of the quotes have come back. 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. MKCC is expecting the 2nd Stage Lump Sum to be submitted by the end of 2023.

Minor Planning amendments: because of some of the 'value for money' changes that are being made to the design, MKCC has gone 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. The meeting to discuss the amendments has been held and there were no major issues. The go-ahead has been given for a Minor Amendment Application.

Homes England bid update: The bid has not been submitted yet, because MKCC is still awaiting confirmation of the cost from Graham, and this will be done in due course. The MKCC Finance department has given its approval for the bid which is expected to be submitted in the next few weeks. Will Rysdale (MKCC) is liaising with Homes England, which continues to express support for the project.

Project timeline: unchanged: Second Stage lump sum to be submitted by the end of 2023. MKCC approvals, contract award, and start on site are targeted for early 2024.



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

6. **Presentation by Graham Construction – Ibbie Omedeyi**

Ibbie was invited back to this SCSG meeting to provide further information on the following:

The Community Engagement & Communications Plan: work is continuing on the plan, but Ibbie is waiting for the Programme of Works to be completed before she shares a draft with resident groups for comment. Ibbie is beginning to attend resident group meetings on the estate, and she set out the channels through which Graham will be communicating with residents. Rahul confirmed that MKCC has the capability to send mass texts.

Resident Handbook: Ibbie showed SCSG a good practice example that had been produced by another contractor. She ran through a list of contents that would be included in the Graham Resident Handbook and showed a video that had been produced for the residents of the Chalcots Estate in Camden. Ibbie also suggested that Graham may be able to open a show home for Serpentine Court tenants to look around before they move.

Green Projects: Ibbie described the Green initiatives that Graham had been involved with on a project in Oxford. Although the project did not involve any social housing, it demonstrated concepts such as Reuse, Repurpose and Recycle. A second project in Exeter was used to demonstrate Graham's Eco credentials.

Education projects: Ibbie clarified that the education activities mentioned in her previous presentation referred to educating residents about the building works rather than sponsoring residents for courses or training. The example was given of how Graham educated residents on the Chalcot's Estate about surveys and the use of drones.

Lakes Residents' Workshop on the Graham Community Engagement & Communications Plan: Ibbie ran through the responses she had provided to the 11 points posed by the members of the workshop. Mercy thanked Ibbie for providing more detail on the Residents' Handbook, Green Projects and Education activities.

7. **Questions**

None.

8. **Any other business - None**

Date of next meeting: Tuesday 11th July 6.30pm – 7.30pm – Spotlight