



Serpentine Court Steering Group

Tuesday 11th July 2023 at Spotlight

Minutes

Residents: Danielle Slaymaker (Chair), Sebastian Power (Deputy Chair), Joan Forsyth, Robyn Goodwin, Pauline Wright, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association), Sue Evans (observer)

Staff/Councillors: Rahul Munday (MKCC), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKCC), Sue Brown (MKCC)

Apologies: Mercy Zvenyika (Deputy Chair), Cassy Elliott (Deputy Chair), Stacey Coleburt, Ronke Oludapo, 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

Danielle opened the meeting and welcomed everyone.

2. Minutes of 13th June 2023

Agreed as a true record.

Matters arising – Samantha shared the link to the FAQ's on the MKCC website with SCSG via email. Completed.

Matters arising – Samantha chased senior MKCC managers for answers to the outstanding questions on the Information & Policy Tracker and an update on the Local Lettings Policy. See item 3. Completed.

Matters arising – Samantha and Zulf have begun work on the Landlord Offer Document. See item 3. Completed.

3. Community Engagement Manager & Officer Report

Information & Policy Tracker: the document is now up to date. Todd Ricketts has left the Council. Before leaving, he confirmed that a detailed draft Local Lettings Policy would be presented to Operations Board in September 2023, and a Delegated Decision will be required. Todd confirmed that SCSG will be consulted about the policy.

Landlord Offer Document: Kevin has provided Samantha and Zulf with over 50 current examples relating to London estate regeneration projects. Samantha is due to meet with Zulf on Thursday 20 July to continue drafting a Serpentine Court version.

Frequently Asked Questions: See Matters Arising.



Resident leaseholders: A shared equity proposal has been presented to MKCC's Landlord Board and agreed in principle. The Landlord Board accepted SCSG's arguments against imposing interest charges on shared equity loans and the proposal has been removed from the paper that will be presented to the Corporate Portfolio Board in July.

Local Lettings Policy: see first point, 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.

Community Engagement Officer post: the closing date for applications is Wednesday 12 July, and interviews will take place on Tuesday 18 July.

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. The Health & Wellbeing event will be held on Friday 28 June. The Household Waste Amnesty Day will take place on Friday 21st July. LERF is supporting the Milton Keynes International Festival and has been offered free tickets for some events, which will be distributed to residents.

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

Procurement: MKCC is continuing work with Graham to progress the detailed design and the procurement work under the PCSA.

Tenders are starting to be returned from potential sub-contractors. This process will accelerate over coming weeks and will continue until Graham has all the information needed to put together the final 'lump sum'.

Minor Planning amendments: There has been a slight delay in these being submitted. They are now expected to be submitted in the next week or so and this should not affect our overall timeline.

Homes England bid update: the bid has now been submitted. This was done about a week or so ago and MKCC are hoping for a positive decision within the next 8-10 weeks.

Project timeline: unchanged: the lump sum is still due to be submitted in 'by end of the year'. The plan is still for construction works to start, as soon as possible, in the new year, following MK Cabinet approval of the final figures - potentially, with some enabling works. Meetings have also started between MKCC legal team and Graham's legal team on agreeing the terms of the main contract.

Risk Register: The main risk continues to be to get to a PCSA lump-sum figure that can be approved by the Council. But also, the economic news coming out now is not that great. However, there are some positives from rising interest rates, which could be a benefit to the Lakes project. The higher interest rates mean that a lot of the large housebuilders, have either slowed down, or



stopped projects. For MKCC, this may mean that there likely to be less competition from housebuilders for the materials and labour that is needed for the Lakes.

6. **Presentation by MKCC – Sue Brown, Landscape Architect**

Sue thanked SCSG for inviting her to the meeting and gave a presentation which covered MKCC's Neighbourhood Play Area specification; the approved planning drawings; the Equipped Area for play; the Multi-Use Games Area; the Wheeled Sports area.

The Warren Park Neighbourhood Play Area is designed for over-8's and the other 4 play areas are designed for under-8's. Children under the age of 8 will be able to use the Warren Park NPA if they are supervised by adults. For example, a child under 8 could play on the slide if they were supervised by an adult.

The timeline is unclear as input is required from Graham Construction. The contractor will treat MKCC's design as a spatial plan and work on the details. Graham will come to LERF and other community groups for sign-off on the final proposals.

Graham is in discussion with Clark & Kent, the UK's Number 1 pump track designers.

The MUGA will be twice the size of a typical games area and there were multiple access points to avoid the sense of being caged in. The MUGA will not be lit at night.

The future of the dinosaur is still under consideration and any public art projects may have to wait for Section 106 funding. Ideas have been floated for a dinosaur-themed trail for smaller children.

SCSG members raised points about the NPA needing to be for all ages, not just the over-8s; the potential for vandalism; the inclusion of a zip wire in the proposals.

Sue explained that the plans have not been finalised and she welcomes comments.

7. **Questions**

None.

8. **Any other business** – A SCSG member raised concerns about allegations that a MKCC staff member had been spreading misleading information about the Serpentine Court project. Samantha agreed to investigate the allegations.

Date of next meeting: Tuesday 12th September 6.30pm – 7.30pm – Spotlight