



## Serpentine Court Steering Group

Tuesday 12<sup>th</sup> September 2023 at Spotlight

### Minutes

Residents: Cassy Elliott (Deputy Chair), Sebastian Power (Deputy Chair), Stacey Coleburt, Joan Forsyth, Robyn Goodwin, Mohamed Rohim, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association), Delia Shepherd (observer - Fenny Stratford Town Council)

Staff/Councilors: Rahul Munday (MKCC), Zulf Awan (MKCC), Kevin Farrell (Tpas), Samantha Goodwin (Tpas/MKCC), Scott Gamble (MKCC)

Apologies: Danielle Slaymaker (Chair), Mercy Zvenyika (Deputy Chair), Pauline Wright, Ronke Oludapo, Steve Hallett (observer - Chair, Lakes Estate Renewal Forum), Cllr Emily Darlington, Cllr Ed Hume

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

Cassy opened the meeting and explained that she would be standing in for Danielle who had given her apologies. Scott Gamble, who is about to be appointed as the new Community Engagement Officer, was given a special welcome.

#### 2. **Minutes of 11<sup>th</sup> July 2023**

Agreed as a true record.

Matters arising – Samantha had made enquiries about the allegation that a MKCC staff member had been circulating inaccurate information about the project. It was established that it was, in fact, a resident who had been spreading the rumours. Completed.

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

Information & Policy Tracker: the document is now up to date and Samantha will be handing it over to Scott. **Action: SG**

Landlord Offer Document: Zulf and Samantha have been working on a draft which will be shared with Rahul, Will Rysdale and other MKCC managers for comment. The document will then be shared with SCSG. **Action: SG**

Resident leaseholders: A shared equity proposal has been agreed by MKCC's Landlord Board and MKCC is contacting the resident leaseholders.

Secure tenants' transfers: The new MKCC Housing Allocations scheme has now been introduced and every applicant on the Waiting List has been asked to re-register. Samantha's time has been taken up with helping existing tenants on the Waiting List to re-register.

Community Engagement Officer post: Scott introduced himself to the meeting and will commencing work in October. Samantha has been carrying out a handover with Scott.



E-update: the next e-update is being drafted and will be published in week commencing 18 September.

#### 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. Mariee and Delia explained the changes that have taken place regarding landscape maintenance, Serco's contract with MKCC has ended on 4 September, and Xero and Glendale Services have replaced Serco. Fenny Stratford Town Council has taken over some of the maintenance responsibilities in the Fenny Stratford and Bletchley area. The sites relating to Serpentine Court regeneration project are not included in FSTC's contract. To date, MKCC has not handed over a schedule of outstanding works to FSTC and Delia advised residents to report any outstanding jobs to FSTC. These changes have been advertised on the FSTC website and in a forthcoming newsletter.

#### 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.

Almost all tenders for the 40 work packages have gone out to potential sub-contractors and some tenders have been returned. MKCC is expecting the bulk of them to be returned during October. The process will continue until Graham have all the information needed for the putting together the final 'lump sum'.

Minor Planning amendments: They have been submitted 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 by the end of October 2023. Kevin asked how much the bid was for. Rahul agreed to check with Will Rysdale and report to the next meeting.

##### **Action: RM**

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.

Stopping Up Notices: Some footpaths / areas of road need to be stopped-up in readiness for the construction works. Rahul will be putting up the notices on Thursday 14 September, at the four locations of the proposed closures (i.e. Burnmoor Close, Windermere Drive, Drayton Rd and on Warren Park). MKCC would also like to put up copies of the plans in Spotlight, so that residents can come to look at them if they want. Rahul has emailed Delia requesting permission for this.



## 6. Questions

There was a general discussion about the state of Serpentine Court. There are two areas of fencing – in the square in front of the shops, and where the pigeons have been damaging the soffits – which are making the area look even more rundown than usual. The public bins along the pathways have also been overflowing for some time. Concerns were raised about community safety in relation to the fenced areas and how MKCC intends to manage the Serpentine Court buildings and public spaces as it is decanted. SCSG was also concerned about the impact of taking Serpentine Court and the development sites out of FSTC landscaping contract.

SCSG members want to ensure that MKCC does not allow Serpentine Court to look derelict during the period before residents move out. SCSG had seen what happens when blocks are not managed well during the final stages of a regeneration project, during the field trip to Dollis Valley Estate in Barnet. SCSG, LERF and FSTC do not want a repeat on the Lakes. Todd Ricketts (ex-MKCC) had previously reassured SCSG that a plan to manage the decant and mothballing of Serpentine Court before demolition would be put in place in good time. He had referenced the approach MKCC had taken at Mellish Court and The Gables, but SCSG felt that the two sites are not comparable. SCSG accepts that MKCC cannot waste money on certain temporary fixes and the Council must perform a difficult balancing act. But there is a feeling that Serpentine Court is already being allowed to decline to an unacceptable condition, as evidenced by the fenced areas. Cass asked Kevin to write to Will Rysdale setting out SCSG and FSTC's concerns and ask for a response. **Action: KF**

## 7. Any other business

Samantha was leaving her post the next day. Zulf thanked Samantha for the contributions she had made to the project and expressed his disappointment at her having to leave. Samantha thanked Zulf and said that she had thoroughly enjoyed working with the residents of the Lakes and she would miss them. Cass added the thanks of SCSG and acknowledged Samantha's contribution over the last four years.

Tenancy Audits: MKCC information on SC residents needs updating so tenancy audits will be carried out by December 2023. MKCC will aim to give notification to residents before the audit starts so that residents are aware of what is going on.

**Date of next meeting: Tuesday 10<sup>th</sup> October 6.30pm – 7.30pm – Spotlight**