



Serpentine Court Steering Group

Tuesday 10th October 2023 at Spotlight

Minutes

Residents: Mercy Zvenyika (Deputy Chair), Sebastian Power (Deputy Chair), Stacey Coleburt, Joan Forsyth, Ronke Oludapo, 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)

Apologies: Danielle Slaymaker (Chair), Cassy Elliott (Deputy Chair), Robyn Goodwin, Pauline Wright, Steve Hallett (observer - Chair, Lakes Estate Renewal Forum), Cllr Emily Darlington, Cllr Ed Hume

1. **Welcome and introductions**

Mercy opened the meeting and explained that she would be standing in for Danielle who had given her apologies.

2. **Minutes of 12th September 2023**

Agreed with one correction: page 2, item 4: the name of the contractor is Suez, not Xero.

Matters arising – page 1, item 3. Samantha had handed the Information & Policy Tracker over to Zulf and Scott Gamble before she left. Completed.

Matters arising – page 1, item 3. The draft Landlord Offer is being examined by MKCC's Legal department. Carried forward.

Matters arising – page 2, item 5. Rahul confirmed that MKCC is unable to divulge the bid that has been made to Homes England, due to commercial sensitivities. Completed.

Matters arising – page 3, item 6. Kevin had reported SCSG's concerns about the condition of Serpentine Court to Will Rysdale, Head of Housing Delivery. See item 5, below. Completed.

3. **Community Engagement Manager Report**

Information & Policy Tracker: the document is now up to date and Zulf will present it to the next SCSG meeting for review. **Action: ZA**

Landlord Offer Document: The draft which has been shared with Rahul, Will Rysdale and other MKCC managers for comment. The document is currently with the Legal department and will then be examined by Cllr Darlington before it is shared with SCSG. **Action: ZA**

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



Geraldine Shaw (Estates Surveyor, Property & Facilities) is working directly with leaseholders regarding individual offers, and these will be private and confidential. 2 leasehold properties have been purchased thus far. One by auction and the other by agreement. There are 8 leasehold interests that still need to be acquired – 6 resident and 2 non-resident. All leaseholders have been given formal offer letters and a copy of the proposed shared equity scheme. Geraldine reported that so far from discussions with leaseholders, feedback on the shared equity scheme has been positive and much appreciated.

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. MKCC does not intend to give Serpentine Court Secure tenants priority status if they wish to move now. SCSG agreed that the matter was closed, and the item would be removed from future agendas.

Community Engagement Officer post: Scott Gamble is expected to start in post in week commencing 16 October.

E-update: the next e-update is being drafted and will be published in week commencing 16 October. From now on, it will include updates from the Assets department about maintenance works to Serpentine Court.

Tenancy audits: MKCC information on Serpentine Court residents needs updating so tenancy audits will be carried out by December 2023. MKCC's Housing Officers have begun visits and have been provided with a briefing on the regeneration project. SCSG members who had just received a visit pointed out that although the introductory letter from MKCC stated that the Housing Officers would be discussing occupants, repairs and housing needs, there had been no mention of housing needs during the visit.

Graham drop-in sessions: Graham is planning to hold drop-in sessions for all residents of the Lakes during November. The sessions will be designed to explain how, when and where Graham will be working on the estate, if its' bid is successful. Graham also intends to brief SCSG, LOLRA and LERF.

4. **Lakes Estate Renewal Forum**

Mariee and Delia provided an update on the actions that have been taken regarding the issues with landscape maintenance, since Suez and Glendale Services replaced Serco on 4 September. Fenny Stratford Town Council has continued to exert pressure on MKCC and the two contractors to improve performance and resolve any outstanding issues. Delia noted MKCC's explanation about the use of Heras fencing instead of boarding to maintain sight lines, but the Town Council is still of the opinion that this type of fencing presents safety risks. There are also concerns over how often the Heras fencing is inspected, and Rahul agreed to check the schedule and report. **Action: RM**

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

Procurement: MKCC is continuing work with Graham to progress the detailed design and the procurement work under the PCSA. The lump sum due to be submitted by Graham by end of the year and a start on site as soon as possible in the new year, subject to MKCC Cabinet approval. Meetings are also continuing between MKCC's legal team and Graham's legal team, on agreeing the terms of the main contract and the key terms and conditions have now been agreed.



Planning: MKCC is now working on the pre-commencement planning conditions – i.e. things the planners want MKCC to do before a start-on-site. For example, MKCC has recently submitted information to the Planning department on proposed trees and around conservation management. MKCC has another set of pre-start conditions that need to be submitted by the end of November.

Homes England bid update: the Homes England bid was submitted and MKCC is hoping for a positive decision in the next 2 weeks.

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 put 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 has also posted copies of the plans in Spotlight, so that all residents can come to look at them if they want.

Graham storage and parking: Graham has taken possession, under a licence agreement of the A3 site, including the car parking area outside. They are using the site for storing the cabins that will be used for the project. As they do not need to use the parking area now, it is being reopened for resident use.

Serpentine Court Asset Management Plan: the Asset Management plan for Serpentine Court is work in progress. However, the team gave the following report:

1. As with other MKCC properties, MKCC continues to do repairs and maintenance work at Serpentine Court.
2. This includes maintaining the additional external lighting and lift.
3. The team request that residents should please report any communal issues in the usual way.
4. Some areas fenced off because either repairs are needed, or we have taken those areas out of use. Where that is the case, alternative routes are in place.
5. Signage has been put up at the back of the shops to remind people not to go onto the roofs. The roofs are only designed to take the load of the roof, not people. If you see any people on the flat roofs, please report it to Thames Valley Police and your neighbourhood officer. This is because they are putting themselves at risk, as well as breaking the law. New signage has gone up at the rear of the shops to make people aware that the flat roofs are fragile; this has been misunderstood by some people, as meaning that the balconies are unsafe, which is not the case.
6. Where parts of individual properties are beyond repair, we will replace or upgrade as needed, these are being done on a case-by-case basis.
7. We continue to do safety checks like fire doors and emergency lighting etc.
8. MKCC is in touch with Thames Valley Police and Buckinghamshire Fire and Rescue to ensure that other agency support is brought in, where needed.
9. For individual properties, Neighbourhood Officers will be getting in touch with every tenant to check in on them and their property; this will happen over the next few weeks.
10. Residents are asked to raise any concerns with their neighbourhood officers.



Questions

6. None.

Any other business

7. None.

Date of next meeting: Tuesday 14th November 6.30pm – 7.45pm – Spotlight