



## Serpentine Court Steering Group

Tuesday 14<sup>th</sup> November 2023 at Spotlight

### Minutes

Residents: Cassy Elliott (Deputy Chair), Robyn Goodwin, Pauline Wright, John Pearce (observer), Mariee Wymer (observer – Locals of the Lakes Residents Association), Sue Evans ((observer – Locals of the Lakes Residents Association)

Staff/Councilors: Rahul Munday (MKCC), Zulf Awan (MKCC), Will Rysdale (MKCC) Kevin Farrell (Tpas), Cllr Ed Hume

Apologies: Danielle Slaymaker (Chair), Mercy Zvenyika (Deputy Chair), Sebastian Power (Deputy Chair), Stacey Coleburt, Joan Forsyth, Delia Shepherd (observer - Fenny Stratford Town Council), Cllr Emily Darlington

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

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

#### 2. **Minutes of 10<sup>th</sup> October 2023**

Agreed as a true record.

Matters arising – page 1, item 3. The draft Landlord Offer. Carried forward.

Matters arising – page 1, item 3. Information & Policy Tracker review. Carried forward.

Matters arising – page 2, item 4. Heras Fencing. See item 3. Carried forward.

#### 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 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: MKCC is in ongoing discussions with resident leaseholders.

Community Engagement Officer post: the post is to be re-advertised. Zulf will base himself at Spotlight one day a week until the post is filled and Graham will have a staff presence if appointed.

E-update: the October 2023 e-update was published on time. However, it did not include updates from the Assets department about maintenance works to Serpentine Court.



Tenancy audits: the audit visits are ongoing, and the Housing Officers are checking for signs of damp, mould and condensation.

Graham drop-in sessions: Graham held drop-in sessions today for all residents of the Lakes Estate.

Cabinet meeting on 5 December 2023: Zulf had shared the arrangements for the public to attend Cabinet with the SCSG leadership team and Kevin, via email.

Serpentine Court Maintenance: Sites with Heras Fencing: Zulf reported as follows:

- MKCC Building Surveyor, Susan Haslam (SH) is meeting with Fire Brigade this week for annual check-up/safety inspection. This will take into account:
  - changes in legislation
  - new crew members familiarising themselves with the building,
  - layout of the building including odds/evens, shops, access, parking, water points etc.
  - new emergency lighting is being installed, low energy system/bulbs.
  - fire doors/breaks will be checked as part of the inspection.
- Heras fencing: work to the column at Warren has been approved, this is to strengthen the corner. Work will start in the new year.
- SH has a walkabout with structural engineer for Health & Safety on 7 December
- Tenancy audits ongoing, the team are working evenings so they can visit more residents, so far over 80% completed.
- Environmental Services have reported less fly tipping since garages have stopped being used.
- Highways: Footpath at front of spotlight has been re-laid, water is now draining away.
- New bollards will be erected to further restrict vehicle access near shops.
- Assets Team will be having regular meetings with both TVP and Fire Brigade regarding Serpentine Court

SCSG pointed out that Assets had promised to provide updates on all the sites with Heras fencing after the last meeting but had only reported on the column outside The Warren in time for the October Serpentine Court e-upd8 and this SCSG meeting. Cassy asked Zulf to request reports on every site from Assets for the January meeting and to inform them that monthly reports are required by SCSG. **Action: ZA**

#### 4. **Lakes Estate Renewal Forum**

Steve Hallet has stepped down as Chair of LERF and Mariee Wymer is Acting Chair.

#### 5. **Project update – Rahul Mundry, 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 in time for the MKCC cabinet meeting on 5 December. The start on site is scheduled for 29 January 2024, subject to MKCC Cabinet approval. Meetings are 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 continuing to work on the pre-commencement planning conditions – i.e. things the planners want us to do before we can start-on-site. The next set of information due to be submitted, for example, includes details relating to trees.



Homes England bid update: the bid is being looked on favourably by HE. A final decision will be made by the body subject to MKCC Cabinet approval and the signing of the contract with Graham. If HE does provide the grant funding, Phase A will have to be completed by 31 March 2026.

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

6. **Questions**

None.

7. **Any other business**

New street names: have been provided by the responsible MKCC team as follows:

- Drayton Rd site = Kielder Gardens
- Melfort Drive site = Padarn Place
- Windermere Drive site = Pitsford Walk
- A3 site = Morar Close
- Burnmoor Close site = Burnmoor Close

Graham workshop: prior to this SCSG meeting: Most of the SCSG members attended the public session run by Graham. The bidder was provided with various comments about its site management proposals, including advice on parking restrictions on Windermere Close where parents and carers drop off and collect children from Drayton Park School. SCSG supported the request from one resident for the plans to be posted in an easy-to read format at Spotlight and on the MKCC website. Will Rysdale (MKCC) had agreed to look into the suggestion.

8. **Date of next meeting: Tuesday 19<sup>th</sup> December\* 6.30pm – 7.45pm – via Microsoft Teams**

\*The meeting has been moved back to allow time for the Cabinet call-in period to expire.