



Serpentine Court Steering Group

Tuesday 9th January 2024 via Teams

Minutes

Residents: Mercy Zvenyika (Acting Chair), Cassy Elliott (Deputy Chair), Sebastian Power (Deputy Chair), Stacey Coleburt, Robyn Goodwin, 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), Pauline Wright, John Pearce (observer), Cllr Emily Darlington, Cllr Ed Hume

1. **Welcome and introductions**

Mercy opened the meeting and welcomed everyone.

2. **Minutes of 19th December 2023**

Agreed as a true record.

Matters arising – page 1, item 3. Zulf to circulate the draft Landlord Offer. Completed.

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

Matters arising – page 2, item 3. Heras fencing report from Assets. See agenda item 3. Completed.

3. **Project update – Zulf Awan, Community Engagement Manager, MKCC**

Info & Policy Tracker: SCSG will review the contents of the tracker as part of the draft Landlord Offer workshop and will decide which items to continue tracking. **Action: MZ**

Landlord Offer document: Zulf has shared the draft and Kevin will organise a workshop for SCSG to review it. **Action: KF**

HERAS fencing update from Health & Safety/Assets:

- Feedback from Fire Service was very positive. They are happy with the building safety measures that have been put in place by MKCC and the on-going management of it.
- Fire service found their visit very useful as they got a sense of layout, doors, staircases etc. They want to work more closely with MKCC as the buildings are decommissioned.
- There was a walkabout on Serpentine Court in early December by MKCC and a Structural Engineer. This is part of a regular H&S inspections. A handful of minor actions were noted and these will be addressed in the New Year.
- Structural engineer is happy with structural monitoring regime that is in place and the frequency of the monitoring visits.



- **HERAS FENCING:**

- The fencing at rear of Spotlight is to do with potential issues with the side balconies, these have been decommissioned and the fencing is to restrict access to this area.
- The works to the column outside The Warren should be completed by 31 December.
- A new problem has been found in this area outside The Warren (in that the drains have flooded the footpath]. Until the drains are inspected, the works required identified and completed the fencing will remain in place.
- The 'Don't climb on roof' signs at the rear of the shops have been vandalised. New ones will be fixed/replaced; please don't rip them off.
- Measures are to be taken to stop unauthorised vehicles from accessing the precinct near shops – this will be done in the New Year.
- Telecom company will be inspecting their equipment on the roof above the lift shaft the New Year.

MKCC Tenancy Liaison Officer role: Zulf spoke with the Allocations team and received confirmation that a dedicated officer will be attached to Serpentine Court to carry out the re-housing activities.

Community Engagement Officer recruitment: all engagement teams/services under the Housing Revenue Account are currently being reviewed.

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

Procurement: On the 5th December 2023, MKCC Cabinet approved funding for the 183 new homes. The building contract was signed & sealed on 19th December and MKCC is now in contract with GRAHAM Construction. The plan is for MKCC to hand over the sites to GRAHAM, on the 15th January. This will be following clearance work on the sites, which will be carried out over the weekend of 13th-14th January: this is to remove fly-tipping etc.

In terms of the build timeline, Graham will start work by the end January - and the plan is for the whole project to be completed by 6th March 2026.

Target dates for the completion of individual sites are:

- Burnmoor Close – July 2025 – 6 houses
- Windermere Drive (A3 site) – July 2025 – 8 flats, 8 houses
- Drayton Rd – October 2025 – 16 flats, 16 houses
- Melfort Drive – December 2025 - 21 flats, 41 houses
- Windermere Drive Blocks, 11A & 11B – March 2026 – 65 flats
- Warren Park – February 2026

Homes England bid update: the bid has been approved by HE, following MKCC Cabinet approval and the signing of the contract with GRAHAM.

Windermere Drive compound: GRAHAM have already started their compound set-up, which is progressing well.

It was agreed that from February 2024 onwards, Rahul will submit a written progress report to SCSG and attend LERF in person. Mercy thanked Rahul for his contributions to SCSG'S meetings since he arrived in post. **Action: RM**



5. **Lakes Estate Renewal Forum**

The next meeting will be held in January 2024. Mariee appealed for clarity from MKCC over LERF's role now that GRAHAM are about to begin the building works. Kevin takes the view that LERF should now have oversight of the project programme, communications, resident liaison, complaints monitoring etc. and GRAHAM should be attending LERF meetings to present reports and answer questions. SCSG agreed to support LERF to take on these new responsibilities. Mariee to raise the matter at the January Project Board.

6. **Questions**

SCSG asked why GRAHAM had begun to erect fencing around Warren Park. Rahul confirmed that GRAHAM had not been given permission to do so, and MKCC had contacted them for an explanation. The park will be out of use until early 2026 as GRAHAM will be moving spoil to the site and carrying out large-scale earthworks.

SCSG queried how the park's closure had been communicated to residents. Rahul highlighted the letter that MKCC had sent to residents which mentioned the closure. It was pointed out that, for various reasons, many residents do not read letters, and there should be a range of communication channels. It was also suggested that signage should be put on the hoardings explaining what is happening and why. Rahul was asked to investigate signage.

7. **Any other business**

SCSG meeting schedule 2024: agreed to carry on meeting monthly and to keep under review.

8. **Date of next meeting: Tuesday 13th February 6.30pm – 7.45pm – Spotlight**