



Serpentine Court Steering Group

Tuesday 19th December 2023 at Spotlight

Minutes

Residents: Mercy Zvenyika (Acting Chair), Cassy Elliott (Deputy Chair), Sebastian Power (Deputy Chair), Stacey Coleburt 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/Councillors: Rahul Munday (MKCC), Will Rysdale (MKCC), Kevin Farrell (Tpas)

Apologies: Danielle Slaymaker (Chair), Zulf Awan (MKCC), Delia Shepherd (observer - Fenny Stratford Town Council), Cllr Emily Darlington, Cllr Ed Hume

1. Welcome and introductions

Mercy opened the meeting and announced that the Cabinet Call-In period had just expired, and GRAHAM had been appointed to carry out Phase A works. Mercy paid tribute to all the tenants, residents, staff and consultants who had worked to help the project to reach this important milestone.

2. Minutes of 14th November 2023

Agreed as a true record.

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

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. Carried forward. Action ZA

3. Report from Cabinet meeting on 5 December 2023

Mercy attended the Cabinet meeting on 5 December and delivered a speech on two occasions. She was supported by some of the SCSG members and Kevin. Will praised Mercy's performance at Cabinet and reported positive feedback from the councillors. Will announced that the contract between MKCC and GRAHAM had been signed on 19 December and the contractor was due to take formal handover of the building sites on 15 January 2024. The works must be completed by 6 March in order to meet the conditions of the Homes England grant. Will also confirmed that GRAHAM had been given permission to begin work on the Windermere Drive compound before Christmas.



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

Procurement: On the 5th December 2023, MKCC Cabinet approved funding for the 183 new homes and associated facilities in Lakes – Phase A project. On the same evening, the Council also approved the additional burrowing needed for the project. There was a call-in period which has expired, and the decision is final.

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 & Windermere Drive A3 site – July 2025
- Drayton Rd – October 2025
- Melfort Drive – December 2025
- Warren Park – February 2026
- Windermere Drive Blocks, 11A & 11B – March 2026

Now that the key procurement work is now done, relating to the main build contract, MKCC IS re-engaging with some of its consultants, such as Mace and WSP, for the construction works phase. MKCC are also in the process of tendering for a Clerk of Works service, who will assist the Council in ensuring that the construction work meets high-quality build standards.

Homes England bid update: the bid is being looked on favourably by HE. A final decision will be made by the body 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. There were some issues with mud on Windermere Road, which have been addressed.

5. **Lakes Estate Renewal Forum**

The next meeting will be held in January 2024.

6. **Questions**

None.



7. **Any other business**

January SCSG meeting agenda items: Rahul agreed to run through the GRAHAM project plan.

Action: RM

SCSG meeting schedule 2024: the SCSG will consider the schedule at the January meeting.

8. **Date of next meeting: Tuesday 9th January 6.30pm – 7.45pm – via Microsoft Teams**