



Serpentine Court Steering Group
Tuesday 12th March 2024 via Teams
Minutes

Residents: Danielle Slaymaker (Chair), Mercy Zvenyika (Acting Chair), Cassy Elliott (Deputy Chair), Sebastian Power (Deputy Chair), Stacey Coleburt, Pauline Wright, Ronke Oludapo, Mariee Wymer (observer – Locals of the Lakes Residents Association), John Pearce (observer)

Staff/Councilors: Zulf Awan (MKCC), Kevin Farrell (Tpas)

Apologies: Robyn Goodwin, Cllr Emily Darlington, Cllr Ed Hume

	Action
<p>1. Welcome and introductions</p> <p>Danielle opened the meeting and welcomed everyone. She thanked the deputy chairs for covering her absence.</p>	
<p>2. Minutes of 13th February 2024</p> <p>Agreed as a true record.</p> <p>Matters arising – page 1, item 3. Rent Models: Zulf to request rent models for new-build homes and the Council Tax bandings and present to the next SCSG meeting. Carried Forward. See below.</p> <p>Matters arising – page 3, item 3. Draft Landlord Offer: Mercy to write to Will Rysdale (Head of Housing Delivery, MKCC) setting out the SCSG's points. Completed.</p> <p>Matters arising – page 4, item 6. Right to Return: Zulf to check if tenants who are moving out of Serpentine Court temporarily are being issued with licences that include a clause stating they have the Right to Return? Carried Forward.</p>	<p>ZA</p> <p>ZA</p>
<p>3. Project update – Zulf Awan, Community Engagement Manager, MKCC</p> <p>Rent models: MKCC is working on a set of rent models based on the current formula. Officers advised that it would be impossible to predict future rents due to several variables including the Cost Price Index and government policy. Kevin reported that he had written to Will Rysdale (Head of Housing Delivery, MKCC) requesting that he include service charges and Council Tax in the models. Zulf will report to SCSG as soon as the models are ready.</p> <p>Right to Return: Officers met at the end of February to discuss several issues raised by SCSG, including the Right to Return being included in licence agreements of those Serpentine Court tenants who are forced to move to due the condition of their home. Zulf will report to SCSG as soon as possible. Kevin added that the issue had been raised by Mercy at Project Board, and Lucy</p>	



Tucker (Head of Service, Housing Operations, MKCC) had confirmed that the moves were being recorded. She also agreed to check the licences for a Right to Return clause.

The question was asked about a tenant who had been forced to move during 2023 due to the condition of their home. Would that person be given the Right to Return? Zulf reported that the Right to Return was operating from 5 December 2023, but he agreed to investigate the case.

ZA

Responses to queries raised about the Draft Landlord Offer

The regeneration scheme was agreed / signed off on 5th December 23 at cabinet. Residents of Serpentine Court that have had to move due to the condition of their home to a temporary home (decanted) will have the right to return to one of the new builds on the Lakes (see above point).

Home loss payments will be received once tenants have moved into their new permanent home and have returned the keys to your previous home.

Disturbance payments are to support tenants with moving and the associated costs i.e. removals or cooker connections. MKCC will review these costs on a case-by-case basis.

MKCC is currently drafting the local letting plan which will confirm the details of the allocation process, housing needs assessments, home loss and disturbance payments and other information relevant to the moves to either the new builds or elsewhere.

Housing needs assessments will be carried out to gather more details needed to ensure MKCC allocates tenants a suitable property. MKCC has a dedicated allocation officer who will be carrying out the assessments and meeting everyone on a 1-2-1 basis. More information about this will be circulated in the next few months.

Assets Update

MKCC is getting reports that people are still climbing on the flat roofs. The roofs are only designed to take the load of the roof, not people. They are putting themselves at risk, as well as breaking the law. If tenants see anyone on the flat roof, please report it to Thames Valley Police and your neighbourhood officer.

MKCC is getting reports of tenants dumping fridges outside flats. This is a Health & Safety and tenancy breach, and it also takes up a lot of time for caretakers who have to deal with the dumped items; this is taking them away from their regular duties. If tenants see anyone dumping rubbish, please report it to your Housing Officer.



Ongoing 12 weekly Structural engineer walkabout, the last one was last week, and the following items have been noted:

- MKCC Officer and engineer walked entire site externally
- They looked at previously reported repairs and any potential new issues
- A number of communal repairs noted/identified and raised are in progress
- MEARS will be retesting some areas
- Scaffolding to be erected outside 18 Serpentine Court by the end of the week - this is due to condition of concrete. Specialist contractor will carry out repairs.
- Weekly visits by MKCC Officer ongoing
- Works on walls have been completed.
- Issue with lift now repaired under regular monitoring
- Caretakers are working on fly-tipping problems in the area. They are discussing the issues with residents, and this could lead to a possible prosecution.

4. Project update – Rahul Munday, Development Manager

Since start on site was achieved in mid-January, good progress has been achieved in site preparation / establishment works.

Construction & progress update

Key Achievements:

- Start on site – achieved 15th January
- Site establishment, tree/shrub clearance, sites fenced – 22nd January
- Site strip commenced – 29th January
- Graham's RLO, Samantha Carney, appointed
- Sod Cutting ceremony was held 27th February

Upcoming activities

- First Homes England funding draw-down in progress – others to follow.
- Continue site strip with further testing for contamination, in conjunction with stripping works.
- Clerk of Works evaluation completed - appointment in progress.
- Section 278 Highways agreement being finalised.
- Party wall agreements in progress.
- Stakeholder Engagement Strategy being progressed.
- Piling due to start at Melfort Drive
- Excavations for foundations in Melfort Drive, Burnmoor Close and Windermere Drive, are also planned to commence during March.

5. Lakes Estate Renewal Forum

The last LERF meeting took place on 4 March and was attended by Samantha Carney, the Resident Liaison Officer for GRAHAM. LERF agreed the matters that it would like GRAHAM to report including communications, resident engagement activities and complaints data.



<p>The question was asked whether there have been many complaints from residents since the works started. Mariee reported that there have only been a few minor complaints, but generally the project start-up has gone smoothly.</p> <p>GRAHAM has clarified that works should not begin before 8am, and Samantha had reported that contractors have been reminded. Working on a Saturday morning is permitted, but MKCC does not envisage GRAHAM working every Saturday during the contract.</p> <p>The next LERF meeting is on Monday 15th April, 6.30pm at Spotlight.</p> <p>6. Questions</p> <p>Q: Can MKCC provide the build-costs for the new homes?</p> <p>A: Zulf agreed to find out.</p> <p>7. Any other business</p> <p>SCSG agreed to meet every other month from now on, starting in May.</p> <p>Danielle expressed her deep dissatisfaction with the choice of promotional photo used by MKCC for its press release, which did not include SCSG/LERF members. She commented that SCSG had worked hard since the inception of the regeneration project and deserved recognition. MKCC had overlooked the photos that had been taken with SCSG and LERF members on the day in favour of a photo with Cllr Darlington and GRAHAM personnel at the forefront. Zulf agreed to source the photos that included the SCSG/LERF members and to share them. He also agreed to use one of those photos for the next Serpentine Court newsletter. The meeting supported Danielle's point of view.</p>	<p>ZA</p> <p>ZA</p>
<p>Date of next meeting: Tuesday 14th May 6.30pm – 7.45pm – via at Spotlight</p>	