



LERF MINUTES 19/09/2024

Attendees: Mariee Wymer (Acting Chair), Jan Power (Forum Member), Stacey Coleburt (Forum Member), Sue Evans (Forum Member), Liz Jenkins (Forum Member), Lynn White (Forum Member), Jeanette Ollard (Forum Member), Vanessa Ropke, Daniella Endersby, Richard Endersby, Zulf Awan (Community Engagement Manager, MKCC), Rahul Mundry (Development Manager, MKCC), Sam Key (Resident Liaison Officer, GRAHAM), Kevin Farrell (Tpas)

Apologies: None

1. Welcome & introductions	Action
<p>Mariee opened the meeting and welcomed everyone.</p>	
<p>2. Minutes</p>	
<p>Minutes of 8 July 2024 agreed as a true record.</p>	
<p>3. Matters Arising</p>	
<p>Page 3, item 6 – the mirror on Drayton Road has been raised. Complete.</p>	
<p>Page 4, item 6 – the speed humps: the Highways Department has agreed to carry out traffic surveys in September. Carried Forward.</p>	
<p>Page 4, item 6 – the Serpentine Court post box: RM has contacted the Post Office and reported a legal process is required to relocate the post box. The Post Office measures the distance between post boxes before deciding whether to relocate or remove a post box. If the Serpentine Court post box was to be removed, there are no guarantees that it will be located nearby. MKCC's Legal Department will be dealing with the matter eventually but is experiencing heavy workloads at present due to the legal work required on and around the newbuild sites. RM will report progress at a future LERF meeting. Complete.</p>	
<p>4. Construction Progress Update – Rahul Mundry (MKCC)</p>	
<p>The project is progressing well and is currently ahead of programme. GRAHAM was able to maintain staff levels throughout the summer holiday period. There is a vast amount of legal work being carried out by MKCC's Legal department. In line with its procedures, Homes England is carrying out a routine audit of the grant funding it has provided. MKCC is still working on the specification for the demolition of Serpentine Court and potential 'meanwhile' uses until Phase 2 begins.</p>	



		Action
<p>Key Achievements:</p> <ul style="list-style-type: none"> - Start on site – achieved 15th Jan 2024 <p>Site progress:</p> <ul style="list-style-type: none"> - Windermere Drive A1 – Working to complete first floor concrete slab - Windermere Drive A3 – Work progressing on external brickwork and internal blockwork and roof felt/batten - Melfort Drive & Drayton Road – Working on external brickworks / internal blockwork and progressing to first and second levels - Burnmoor Close – continuing work on external brickworks / internal blockwork and commenced window and roof installations. - Warren Park – Tarmac & soil works continue to progress <p>Upcoming activities:</p> <ul style="list-style-type: none"> • Clerk of Works (Pellings) – visiting site twice a week • Party wall agreements in progress • Homes England funding draw-downs – ongoing • Graham working on updated estimates for Serpentine Court demolition 		
<p>Planned completion dates: - All sites <u>started at the same time.</u></p>		
		183 new homes
Burnmoor Close	July 25	6 houses
Windermere Drive A3 site	July 25	8 flats & 8 houses
Drayton Rd	Oct 25	18 flats & 16 houses
Melfort Drive	Dec 25	21 flats & 41 houses
Windermere Drive – Blocks 11A & 11B	March 26	65 flats
Warren Park	Planned for Feb 26, but works could extend longer	



	Action
<p>Other:</p> <ul style="list-style-type: none"> - Play equipment design – in progress - Tenant choice items being finalised <p>Questions:</p> <p>Q: Why have the flats on Windermere Drive only reached the first floor?</p> <p>A: As per the programme, they are planned to be the last two blocks completed in the programme. GRAHAM has control over how it runs the programme. The build is more complicated as lifts must be installed. GRAHAM is building the lift shafts, currently. This part of the build is slightly behind schedule but is expected to meet the deadline.</p> <p>Q: Are all the houses on Drayton Road three stories?</p> <p>A: There are a mix of two and three-storey houses. The heights were approved by Planning and the drawings have been on display at Spotlight for some time.</p> <p>Q: Is a red way going to run between the new and existing houses on Drayton Road?</p> <p>A: RM agreed to check.</p> <p>5. Resident Liaison Officer Report – Sam Key (Resident Liaison Officer, GRAHAM Construction)</p> <p><u>Stakeholder & Community Engagement Monthly Project Summary Report – July & August 2024</u></p> <p>SK took the meeting through the report and highlighted some key points:</p> <p>27 telephone call had been registered during the period of which 11 were complaints and 1 was a compliment. The main themes of the enquiries were: commercial interest in the new retail units; Housing Assessments, and a broken ramp.</p> <p>The complaints centred on noise made by workers before 8am and parking issues on all sites.</p> <p>5030 letters had been issued to residents.</p>	



	Action
<p>Community activities planned for the next month included: ongoing weekly drop-in surgeries at Spotlight alongside Mears and Cllr Khan; property colour suite consultation with Secure tenants of Serpentine Court, and attendance at SCSG and LERF meetings.</p> <p>SK took the meeting through the Resident Liaison Officer Key Performance Indicators and the Community Engagement Plan progress and updates. SK confirmed that the term 'local people' on the Plan refers to residents of the Lakes Estate. The apprenticeships have delayed until Autumn 2025. Although GRAHAM is due to leave site by March 2026, the apprenticeships will last for 5 years, and the apprentices will move to other sites.</p> <p>Timed resident site visits are planned for 18 October and booking details will be published in the next GRAHAM newsletter.</p> <p>GRAHAM Resident Survey results: the results have been compiled and sent to MKCC for approval. 40 residents completed the survey, and the majority were satisfied. SK will report the findings to the next LERF meeting, subject to MKCC clearance.</p> <p>Questions from LERF:</p> <p>Q: Parking on Garry Close and Tarbet Close continues to be an issue. What is GRAHAM is doing about it?</p> <p>A: GRAHAM has put up signs and is doing as much as possible to ensure GRAHAM and its sub-contractors were not involved in the parking issues. Sam is continuing to talk to people about the impact of parking in those locations.</p> <p>This question led to a wider discussion about MKCC's management of its parking areas on the Lakes Estate. It was pointed out that a couple of residents use the car parks to run automotive businesses. As many as 10 spaces are being taken up by vehicles waiting to be worked on or being traded. It was pointed out that residents should not be running businesses of this type from their homes and the space the cars were taking up could be used for contractor and sub-contractor vehicles. The point was made that the markings in many of the car parks had worn off and potholes, which made the problem worse. LERF members asked MW to request that an officer from MKCC attend to explain the laws on untaxed and abandoned cars, tenancy and leasehold obligations and MKCC's estate parking policy. MW agreed to write to Will Rysdale, Head of Housing Delivery, in the first instance, to ask him to co-ordinate a response from MKCC.</p> <p>Q: Can the drop-in sessions at Spotlight be held in the evening?</p> <p>A: Yes, evening sessions are planned.</p>	<p>MW</p>



	Action
<p>6. Community Engagement Manager Update – Zulf Awan (MKCC)</p> <p><u>Warren Park and associated neighbourhood play facility</u></p> <p>Sue Brown, Landscape Architecture Manager, Milton Keynes City Council provided the following written update:</p> <p>Graham and their designers TRI / Hightopp Creations are in the process of drawing up detailed proposals which take into consideration the comments received to date and those of Council officers. These detailed proposals will ensure the needs of the community have been fully considered and the design meets the policy guidance for a neighbourhood play area. We will arrange a public engagement event in the coming months to provide the opportunity for the community to review the plans and provide feedback. All feedback will be considered, and the design adapted as necessary before the scheme is fixed and formally submitted for planning approval.</p> <p>The approved planning consent sets out the requirements of Warren Park, which must include a range of facilities including an equipped play area for older children, Multi Use Games area and Wheeled Sports Facility / Pump Track. A teenage meeting point and outdoor gym facility will also be provided along with a range of seating and new footpath routes. We are pleased with the design development so far, which will provide an inclusive play space for all abilities and genders within Warren Park and will share these plans as soon as we can.</p> <p><u>Social Housing Decarbonisation Project</u></p> <p>Ronke O’Peters, Project Manager Housing Maintenance and Investment Team provided the following text for update that will be sent to residents affected by the project:</p> <p><i>Before we start the work, we want to invite you to a meeting to talk about the changes. It will be on Thursday, September 26th, at Spotlight Community Centre, 114 Serpentine Ct, Bletchley, Milton Keynes MK2 3QR between 4pm and 7pm. We will be there to answer questions and talk about how the work will affect your home.</i></p> <p>7. Any other business</p> <p>MW thanked GRAHAM for the £500 contribution towards the Well Being Event.</p>	



8. Date of next meetings	Action
Thursday 7 TH November, 6.30pm at Spotlight Thursday 5 TH December, 6.30pm at Spotlight	