



LERF MINUTES 03/06/2024

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), Vanessa Ropke, Nageera Aslam, Delia Shepherd (Town Clerk, FSTC), Zulf Awan (Community Engagement Manager, MKCC), Rahul Mundray (Development Manager, MKCC) Samantha Carney (Resident Liaison Officer, GRAHAM), Keith McCahon (Project Director, GRAHAM), Kevin Farrell (Tpas)

Apologies: Jessie Gillsenan

1. Welcome & introductions	Action
Mariee opened the meeting and welcomed everyone.	
2. Minutes	
Agreed as a true record.	
3. Matters Arising	
Page 2, item 4 – Rahul carried out a visit with GRAHAM to the house where enlarged cracks had been reported. GRAHAM is confident that the piling works are not the cause and have reported this to the occupier. Complete.	
4. Construction Progress Update – Rahul Mundray (MKCC)	
Key Achievements:	
<ul style="list-style-type: none">▪ Start on site – achieved 15th Jan 2024▪ Site progress:▪ Windermere Drive A1 – Piling Mat completed and piling ongoing▪ Windermere Drive A3 – Ground floor concrete planks completed, and drainage installed▪ Melfort Drive & Drayton Road: Installation of foundations and blockwork footings ongoing▪ Burnmoor Close: Superstructure brickwork commenced▪ Warren Park: Soil placement ongoing & new footpaths installed to Stoke Rd bus stop	



	Action
<p>Site progress:</p> <p>Upcoming activities:</p> <ul style="list-style-type: none"> ▪ Clerk of Works (Pellings) – now visiting site twice a week ▪ MOU with Highways being concluded in-lieu of S278 ▪ Party wall agreements in progress ▪ Tenant choice items being finalised ▪ Supplier day being arranged for June 18th ▪ Homes England funding draw-downs – ongoing ▪ Graham working on updated estimates for Serpentine Court demolition <p>In summary, Rahul said that the project is ahead of time and GRAHAM has done a great job of tackling the issues that have arisen since the start of the project. All foundations and ground floor works should be completed by the end of the summer. Warren Park will be the last part of the project to be completed due to time it will take to move soil and complete the earth works.</p> <p>GRAHAM is preparing a longlist of 5 kitchen & bathroom suites and front doors for Serpentine tenants to consider. Tenants will be asked to narrow down the 5 designs to 3, to create a palette for the new homes which they can choose from.</p> <p>The question was asked, what is the timescale for the demolition of Serpentine Court? Rahul replied that demolition will not take place until after the new homes have been completed in March 2026. MKCC wishes to raise the whole of Serpentine Court to the ground in one go and planning permission s required, which has not been granted as yet.</p> <p>5. Resident Liaison Officer Report – Samantha Carney (GRAHAM Construction)</p> <p>Samantha introduced the Stakeholder & Community Engagement Monthly Project Summary Report.</p> <p>Stakeholder & Community Engagement Monthly Project Summary Report – April 2024:</p> <p>Communications – 11 resident contacts – 45% (information), 36% (site), 9% (environment), 9% (insurance)</p> <p>Key communication themes – Site demolition, Drop Kerbs, Parking issues</p> <p>Complaints – Mud on the road, Sub-contractor driving</p>	



	Action
<p>Compliments – Fantastic feedback following nursery visit.</p> <p>Community Activities carried out during April 2024 – Delivery of Residents Handbook, appearance on The Update, MKCC internal monthly broadcast, second site visit for the Water Hall Primary School Nursery, meeting with the new Head Teacher at Sir Herbert Leon School, meeting with Bletchley & Fenny Stratford Town Council Clerk.</p> <p>Community Activities planned for next month – Weekly drop-in at Spotlight (Thursday 10-11am), foodbank collection in progress, meetings arranged with Drayton Park Primary School to discuss site visits, walkaround with MKCC Housing & Allocations officers.</p> <p>The report also included a more detailed and anonymised list of communications from residents.</p> <p>Delia praised the report and commented that it was the best report of its type that she had seen. She is thanked GRAHAM for being open and honest about the feedback it was receiving. Kevin seconded Delia's comments.</p> <p>The question was asked, could QR codes be put up at the bus stops. Sam agreed to investigate the proposal.</p> <p>Keith commented that GRAHAM is continuing to work to find an alternative pedestrian route around the closed-off areas and has ordered temporary drop kerbs. The new route should be up and running by the end of the week. Rahul commented that the matter has been thoroughly discussed between MKCC and GRAHAM.</p> <p>Keith commented that GRAHAM has been cutting back overgrown trees and bushes along the route, at its own expense, as residents could not be expected to walk along the paths in their current condition. Zulf agreed to speak with Nick Hammond (MKCC) about the pilot scheme to tidy the pathways on the Lakes Estate.</p> <p>The question was asked, are the project drawings currently on display, accurate? Keith stated that the homes being built look the same as the ones on display except for some minor tweaks.</p> <p>The question was asked about the erection of acoustic barriers on the Drayton Park site. Samantha stated that she would be checking the site the next day. Keith commented that the barriers on Windermere Drive were delivered in 3 days.</p>	<p>SC</p> <p>ZA</p>



<p>GRAHAM carries out regular checks on the decibel levels and the readings have been satisfactory. He agreed to investigate switching generators off at night.</p>	<p>Action</p> <p>KM</p>
<p>6. Community Engagement Manager Update – Zulf Awan (MKCC)</p> <p>Zulf reported on the shop closures. Jardines Chemist had been given until the end of June to close but had decided to close last week. MKCC is exploring alternative solutions. Jardines will continue to make deliveries to the Lakes from its Winterhill branch.</p> <p>The Happy Shopper has also closed and Mariee and Delia have been working with Zulf to find alternative providers of groceries. These include the Top-Up van which has agreed to relocate to the Warren car park.</p> <p>7. Any other business</p> <p>A question was asked about GRAHAM vehicles parking on Windermere Drive. Keith confirmed that he has addressed the matter with those drivers concerned.</p> <p>A point was raised about lorry access to Tummell Way and Tarbet Close. A resident reported that a lorry had got stuck recently and had to exit over a grassed area. Keith stated that lorries should not be using the route.</p> <p>A point was raised about the condition of the car park in Tarbet Close. It was reported that the surface is in a poor state as are the kerbs. Rahul stated that the defects should be reported to Highways (MKCC).</p> <p>The LOLRA AGM will take place on Wednesday 10th July at 6.00pm. Keith agreed to attend and give a presentation on the project.</p> <p>8. Date of next meeting</p> <p>Monday 8TH July, 6pm at Spotlight</p>	<p>KM</p>