



## **LERF MINUTES - 6 February 2025**

Attendees: Mariee Wymer (Acting Chair), Jan Power (LERF member), Stacey Coleburt (LERF member), Sue Evans (LERF member), Liz Jenkins (LERF member), Jessie Gilsenan (LERF member), Teresa Baker (LERF member), Mercy Zvenyika (LERF member), Roy Holland (LERF member), Damian McGeegh (LERF member), Edda Mutakyawa (LERF member), Qaya Abubakar (LERF member), Delia Shepherd (FSTC), Zulf Awan (Community Engagement Manager, MKCC), Rahul Munday (Development Manager, MKCC), Nicola Watson (Allocations, MKCC), Sam Key (Resident Liaison Officer, GRAHAM), Dean Heitman (Project Manager, GRAHAM), Cllr Ed Hume, Kevin Farrell (Tpas)

Apologies: Ibbie Omideyi (GRAHAM)

1. Welcome & introductions	Action
Mariee opened the meeting and welcomed everyone.	
2. Minutes	
Minutes of 7 November 2024 agreed as a true record.	
3. Matters Arising	
Page 2, item 3 – CB to share times/day for Housing Officers drop-in sessions. Carried forward.	CB
Page 2, item 3 – CB to update MW with any work carried out regarding identifying abandoned vehicles and getting them removed. Carried forward.	CB
Page 2, item 3 – CB to look at the potential options available including permits, dedicated parking areas and allocated parking. Carried forward.	CB
Page 2, item 4 – SK to consider whether the LERF dates should still be advertised in the GRAHAM newsletter. Completed.	
4. Construction Progress Update – Rahul Munday (MKCC)	
Good overall progress continues to be achieved across all sites, despite the inclement weather conditions. Although, a few days were lost due to the very cold weather preventing brick and block laying. All roofs will be on in the next couple of weeks.	



	Action
<p>The Clerk of Works is content with the level of progress on site given the weather difficulties and the restart of activities after the new year break.</p> <p>It is expected that the last of the roof tiling works will be completed shortly.</p> <p>Visits will start being made around end February/ early March, to site to look at quality benchmarks (i.e. to ensure that a high quality of finish is being delivered).</p> <p>Pellings, Clerk of Work service, has been sending regular reports which include:</p> <ul style="list-style-type: none"> <li>o Regular inspections of the site</li> <li>o Check materials &amp; workmanship</li> <li>o Health and Safety Compliance</li> </ul> <p>The car park on Drayton Road is now open.</p> <p>Scheduled completion dates: - All sites started at the same time. 183 new homes in total – breakdown as follows:</p> <p>Burnmoor Close: July 2025 - 6 houses  Windermere Drive A3 site: July 2025 - 8 flats &amp; 8 houses  Drayton Rd: October 2025 18 flats &amp; 16 houses  Melfort Drive Dec 2025 21 flats &amp; 41 houses  Windermere Drive Blocks 11A &amp; 11B: March 2026 65 flats  Warren Park Planned for -February 2026, but works could extend long</p> <p>Q: What is happening with the alleyways in Gary Close, Burnmoor Close and Melfort Drive? Are routes being blocked off to the public?</p> <p>A: No, there are short alleyways to the rear of some properties in those places that are having gates installed (with keypads) to improve security. These closures will not impede residents' routes across the Lakes.</p> <p><b>5. Resident Liaison Officer Report – Sam Key (Resident Liaison Officer, GRAHAM Construction)</b></p> <p><u>Stakeholder &amp; Community Engagement Monthly Project Summary Report – November 2024 to January 2025</u></p> <p>SK took the meeting through the report and highlighted some key points:</p>	



	Action
<p>49 telephone call had been registered during the period of which 17 were complaints and 6 were compliments. The main themes of the enquiries were: road closures, rats, fallen fences, site lights, road access and rubbish.</p> <p>The compliments centred on thanks for a new garden path and repairing storm-damaged fencing; help with a medical emergency and how well the sites are being kept.</p> <p>7,628 letters had been issued to residents in the period, and there had been 130 microsite hits.</p> <p>There are ongoing weekly drop-in surgeries at Spotlight alongside Mears and Cllr Khan.</p> <p>SK took the meeting through the Resident Liaison Officer Key Performance Indicators and the Community Engagement Plan progress and updates.</p> <p>The recruitment process for Site Engineer apprentices is under way.</p> <p><b>6. Community Engagement Manager Update – Zulf Awan (MKCC)</b></p> <p><u>Update on Local Lettings Policy and Landlord Offer</u></p> <p>Nicola Stribling provided a written update stating that Homelessness and Tenancy Services has a new management team in place - Leona Evans and Annie Naisbett. Homelessness and Tenancy Service is completing a final review of the documents and will update as soon as possible. The length of time this has been ongoing is acknowledged and they want to reassure LERF that finalising the information is a priority.</p> <p><u>Assets Update</u></p> <ul style="list-style-type: none"> <li>• New measures are to be installed to prevent vehicles accessing the Serpentine Court pedestrianised area - this for health and safety as well as crime prevention.</li> <li>• Repairs are to be carried out the communal doors on the fourth and fifth floors of the Main Block above the shops following vandalism of the doors.</li> <li>• More communal spaces are to be closed down - this for health and safety as well as crime prevention.</li> </ul>	



- Email received from Bucks Fire Service thanking us for allowing them to use the space/area for training on different layouts.
- Workers from utility companies will be on site over the coming weeks this is to confirm the exact location of various access points.
- Telecom equipment/mast on main the building has been removed. The work was scheduled for February but was brought forward. There will be a post inspection for safety reasons. The area will be left secure.
- The hole in the floor of Serpentine Court near door is now filled in. This work was carried out by National Grid and outside our control.
- Scaffolding has gone up around the communal door next to 18 Serpentine Court for precautionary health and safety measures.
- Brick repairs are needed around the Happy Shopper shop unit – this may cause some of the footpath to be closed for a few hours.

The number of bins required by the remaining tenants has been recalculated with the extra bins being removed.

#### Community Engagement Updates

A Serpentine Court update/newsletter went out shortly before Christmas.

- It included updates on the following:
  - Article and photos of the new homes and how far we have come in the past 12 months
  - Article from Nicola Watson with news on allocations and housing needs assessments
  - Article from Assets regarding repairs and maintenance
  - the dates for LERF meetings
  - Tpas contact details.

#### Serpentine Court Building security

Zulf assured the meeting that the safety and security of Serpentine Court will be a standing item on Lakes Project Board meeting agenda.

Attendees will get updates at Project Board meeting from the Asset Team about the measures being taken to secure the empty flats and common parts.

#### **Action**



ZA has been told by Assets Team that the tower is being secured floor-by-floor and MKCC is responding to any reports of vandalism or theft.

## Action

### 7. Decants and Transfer Update – Nicola Watson (MKCC)

#### Serpentine Court

Nicola gave a report on her work supporting the tenants of Serpentine Court as they prepare to leave for existing or new homes.

Of the 110 Secure tenants, 70 have accepted offers and 40 have moved.

33 Secure tenants have opted to move to the new-builds on the Lakes estate.

70 flats on Serpentine Court are still occupied and some of them are housing Temporary tenants. These Non-Secure Temporary tenants are not being supported by Nicola. They will be housed in date order, as per the MKCC Allocations policy.

(Nicola updated the numbers after the meetings: Tenants in temporary accommodation: 11, Secure Tenants: 52, Leaseholders: 6)

MKCC has been surprised by the low take-up of new properties by Serpentine Court Secure tenants.

Nicola is working on a leaflet for Secure tenants who are waiting to move from Serpentine Court. She is asking them to prioritise the sites from 1-5 and attempting to give everyone their first choice.

#### Local Lettings Policy

There has been a change of management in Allocations and the new managers have made it a priority to review the draft policy. They understand that LERF would like to be shown a draft and the managers have prioritised the task.

#### Rents for the New Builds

MKCC is yet to release the rents for the new-build properties which is hindering Nicola's conversations with Secure tenants of Serpentine Court who are weighing up where to move. The rents have been submitted by MKCC to an Independent Valuer. It is estimated that MKCC will receive a response from the Independent Valuer in the next 2-3 weeks. MKCC must also work out the service charges. LERF pointed out that this will be giving Secure tenants about 3 months to decide before the first homes are handed over (based on the project timetable). However, if the project continues



to run of time, there will be less time for Secure tenants to decide using accurate rents and service charges. This timeline seemed to be cutting it fine.

**8. Any other business**

Mariee reported that LERF has made an application to the GRAHAM Community and Lasting Impact Innovation Fund, and will keep LERF members updated on progress.

**9. Date of next meeting**

Thursday 6<sup>TH</sup> March, 6.30pm at Spotlight

**Action**