



LERF MINUTES - 6 March 2025

Attendees: Mariee Wymer (Acting Chair), Jan Power (LERF member), Stacey Coleburt (LERF member), Sue Evans (LERF member), Liz Jenkins (LERF member), Jeanette Ollard (LERF member), Zulf Awan (Community Engagement Manager, MKCC), Rahul Munday (Development Manager, MKCC), Sam Key (Resident Liaison Officer, GRAHAM), Kevin Farrell (Tpas)

Apologies: Jessie Gilson (LERF member), Mercy Zvenyika (LERF member), Vanessa Ropke (LERF member), Margaret Prescott (LERF member), Delia Shepherd (FSTC), Cllr Ed Hume

1. Welcome & introductions	Action
<p>Mariee opened the meeting and welcomed everyone.</p>	
<p>2. Minutes</p>	
<p>Minutes of 6 February 2025 agreed as a true record.</p>	
<p>3. Matters Arising</p>	
<p>Page 2, item 3 – CB to share times/day for Housing Officers drop-in sessions. Carried forward. ZA to request a written report from Chris Boyo for Mariee.</p>	<p>ZA</p>
<p>Page 2, item 3 – CB to update MW with any work carried out regarding identifying abandoned vehicles and getting them removed. Carried forward. ZA to request a written report from Chris Boyo for Mariee.</p>	<p>ZA</p>
<p>Page 2, item 3 – CB to look at the potential options available including permits, dedicated parking areas and allocated parking. Carried forward. ZA to request a written report from Chris Boyo for Mariee.</p>	<p>ZA</p>
<p>4. Social Value Report – Ibbie Omideyi (GRAHAM)</p>	
<p>Ibbie consulted LERF over the best ways to engage with the residents of the Lakes over the Construction Safety Certificate course and several suggestions were made.</p>	
<p>Vocational Studies will be advertised in the Graham newsletter, on posters and through the Locals of the Lakes webpage. The information will also be sent to Bletchley College and the Job Centre.</p>	
<p>To date Graham has employed 52 Milton Keynes citizens on the building project.</p>	



	Action
<p>GRAHAM has been building a relationship with Sir Herbert Leon school and will be offering 10 work experience jobs to the students in the Spring. Bletchley College students may also apply and a further paid placements will be available in the Summer. Under-18s can apply and they will be supervised due to their age. The work experience programme can be made bigger if there is demand.</p> <p>GRAHAM is also committed to running four workshops for micro and small businesses. The workshops will cover: Marketing & Communication, Green Skills & Carbon Reduction, Budgeting (specifically small construction businesses). The next coaching and mentoring session will be about Green Skills & Carbon Reduction and will be held on Wednesday 9th April at 1pm via Microsoft Teams.</p> <p>Applications for the Community and Lasting Impact Innovation Fund have been assessed. There was a good response and Mariee announced that LERF has received £3,000 and thanked Graham.</p> <p>Mariee agreed to advise Ibbie on the Community Volunteers Project. As an example, LERF felt that the Walter Eaton church could benefit from some works.</p> <p>5. Construction Progress Update – Rahul Munday (MKCC)</p> <p>Current status:</p> <p>Good overall progress continues to be achieved across all sites; this been assisted by the better weather.</p> <p>Numbers of workers on site reached a post Xmas peak of almost 200, on Tues 28th February 2025.</p> <p>All tiled roofs have now been completed.</p> <p>Pellings, Clerk of Work service continues to send regular reports which include: o Regular inspections of the site o Check materials & workmanship o Health and Safety Compliance</p> <p>Visits to site have commenced looking at quality benchmarks (i.e. to ensure that a high quality of finish is being delivered).</p> <p>Utility strike: During excavation works at the Windermere A3 site on 26th Feb, Graham's groundworks subcontractor accidentally damaged an electrical cable. This caused a power outage affecting around 50 properties, for approximately 3 hours.</p>	MW



dampened down. The resident said there was a smell when the grinders are being used, and Sam explained that there was nothing that could be done about odours.

The first kitchen had been fitted in the house that will be used to set the benchmark for all new properties. Bathroom and kitchen tiles had also been applied. LERF expressed its delight at the passing of this important milestone.

7. Community Engagement Manager Update – Zulf Awan (MKCC)

Local Lettings Plan (LLP) from Nicola Stribling (Allocations Team Leader, MKCC)

- MKCC has acknowledged the conversation from the previous LERF meeting in regards to what the LLP needs to deliver.
- MKCC is now in a position where the majority of those who have chosen to move away have had a housing offer.
- The LLP will confirm the prioritisation of allocations to those who have chosen to remain/ have the right to return, and any additional allocations criteria to ensure delivery of a balanced community with the large scale development.
- Any criteria listed alongside our standard allocations policy will be for 1st lets only.
- MKCC will be producing a copy of the LLP by the end of March 2025 and will circulate the document.

Assets Update

- Spotlight is important for the community and will remain in use as long as practicable. There is a need to erect hoarding to the rear. This has been designed with the community centre in mind allowing on going access to the building as well as compliance with fire regulations
- New measures have been installed to prevent vehicles accessing the Serpentine Court pedestrianised area; this for health and safety as well as crime prevention.
- Repairs have been carried out the communal doors on the fourth and fifth floors of the Main Block above the shops following vandalism of the doors – since the work was completed there has been further vandalism and re-repairs.
- More communal spaces are to be closed down, this for health and safety as well as crime prevention, this is rolling programme as more areas are becoming vacant

Action



<ul style="list-style-type: none"> Workers from utility companies will be on site over the coming weeks this is to confirm the exact location of various access points including NPOWER which will be carrying out work in March and April. Telecom equipment/mast on main the building has been removed. A post inspection has been completed – all the measures are for safety/security. Scaffolding has gone up around the communal door next to 18 Serpentine Court for precautionary health and safety measures and is being monitored. Quarterly structural engineers visit will be carried out in April 2025. Brick repairs are needed around the Happy Shopper shop unit and this may cause some of the footpath to be closed for a few hours. Fly tipping is an issue: can people please report any they see to MKCC The number of bins required by the remaining tenants has been recalculated with the extra bins being removed – all areas are being looked at. If tenants have any damp or mould issues, please report them to MEARS. <p><u>Warren Park</u></p> <ul style="list-style-type: none"> Meeting on 7 March with GRAHAM and TRI (play area/park designer) MKCC has requested an overview plan and more detailed illustration sheets of the 4 key components of the park including images for the pump track and ball court and the gym equipment plus the play area MKCC will be requesting Tri to produce a 3D visual or similar for consultation. MKCC hopes to have this ready before end of April 2025, <p><u>Community Engagement Updates</u></p> <p>A Serpentine Court update/newsletter went out shortly before Christmas.</p> <ul style="list-style-type: none"> It included updates on the following: <ul style="list-style-type: none"> 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. <p><u>Rent levels for new builds</u></p> <ul style="list-style-type: none"> Carter Jonas have undertaken the relevant valuations on which MKCC can base its rent calculations on. 	<p>Action</p>
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<ul style="list-style-type: none"> • Rahul Mundray (Development Manager, MKCC) and Will Rysdale (Head of Housing Delivery, MKCC) are meeting with a colleague next week to progress this matter.. • Will has requested for the calculation of Social Rents to be a priority. <p>8. Questions</p> <p>Q. At the last meeting of 2024, it was determined that the traffic survey was completed in the wrong place of Drayton Road. Has this been rescheduled for the area between Hunter Drive and Barton Road?</p> <p>A. <i>Rahul Mundray (Development Manager, MKCC has asked Highways if they can do another speed count in the suggested location, and he will report any response from them in due course.</i></p> <p>Q. Drayton Road Location - It looks like the houses will have a driveway for cars a) how many cars will this fit b) is there any other parking spaces being provided. Are there going to be car parks for the flats, if so how many? Will these be allocated parking spaces?</p> <p>A. <i>There will be a total of 92 residential places, including 34 electric vehicle charging spaces. None of the parking spaces are allocated, except those that are specifically provided for the houses (one each).</i></p> <p>Q. What is the situation with tenants using the current car parks for car trade/repairs businesses? How many vehicles have the council removed or notified to remove that are untaxed?</p> <p>A. <i>Christopher Boyo (MKCC) attended the LERF meeting in November 2024 to address residents' concerns about parking on the estate. He agreed to carry out several actions and the Chair of LERF has requested a written progress report which will be shared at the meeting on 1st May 2025.</i></p> <p>Q. Due to the parking problems that are occurring in the streets around the Drayton Road site, this has prevented the refuse collections to fully complete on numerous occasions. What else can be done? (if this was a fire engine trying to get through, well it wouldn't be able to!)</p> <p>A. <i>Site management to keep a closer eye on parking, although as discussed in the LERF meeting, this is not necessarily caused by building workers and involves residents too.</i></p>	<p>Action</p>
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Q. If there is nothing permanent that be done about the potholes in the middle car park (Tarbert Close), is there something temporary that can be done? Now that it is a through road, they are just getting worse.

A. *Sam Key (GRAHAM) visited the car park on 11 March and found no potholes. There are a couple of raised/dipped areas, but these are drainage gulleys and manholes. GRAHAM cannot fill in the gulleys and patching up the side of the manholes will quickly fail. GRAHAM will not be taking the manholes out and lowering them. Works will be carried out on this car park and resurfacing in due course as part of the planned programme.*

Q. The resurfacing on the new carpark on Garry Close, is starting to crumble in places. With lots of surface rubble. Can this be addressed?

A. *This is the base layer and will be staying like this until the final topcoat is laid (once all car parks have been rejuvenated and a new road is laid.)*

Q. The pathway behind the houses on Garry Close, is behind schedule. Have you got an update on completion?

A. *There is a 3-week delay on opening the pathway.*

MW/ZA

Mariee agreed to work with Zulf to provide the resident who had raised the questions with a written response, as they couldn't be present at the meeting due to work commitments.

9. Any other business

LERF noted the recent article about the regeneration of the Lakes Estate in the MK Citizen and the several factual errors.

10. Date of next meeting

Thursday 1st May, 6.30pm at Spotlight