



LERF MINUTES 08/07/2024

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, Zulf Awan (Community Engagement Manager, MKCC), Rahul Mundry (Development Manager, MKCC), Keith McCahon (Project Director, GRAHAM), Kevin Farrell (Tpas), Andrew Fanning (Mears Group)

Apologies: Samantha Carney (Resident Liaison Officer, GRAHAM)

1. Welcome & introductions	Action
<p>Mariee opened the meeting and welcomed everyone.</p> <p>2. Minutes</p> <p>Minutes of 3 June 2024 agreed as a true record.</p> <p>3. Matters Arising</p> <p>Page 3, item 5 – SC is arranging the QR codes for the bus stops. Complete.</p> <p>Page 3, item 5 – ZA to contact Nick Hammond about the pilot scheme to tidy pathways on the Lakes estate. See item 6 below. Complete.</p> <p>Page 4, item 5 – KM reported Drayton Road is switched off at night. Within the next month A1 will have mains power. From then on use of generators will be sporadic. Complete.</p> <p>Page 4, item 7 – KM confirmed he will be attending the LOLRA AGM. Complete.</p> <p>4. Construction Progress Update – Rahul Mundry (MKCC)</p> <p>Key Achievements: Start on site – achieved 15th January 2024</p> <p>Site progress:</p> <ul style="list-style-type: none"> - Windermere Drive A1 – Working to complete ground floor concrete slab. - Windermere Drive A3 – Work progressing on external brickwork and internal blockwork. - Melfort & Drayton – Working on external brickworks / internal blockwork and completing remaining piling. - Burnmoor Close – Second floor steel works and drainage ongoing Warren Park – Tarmac works progressing. 	



		Action
<p>Site progress:</p> <p>Upcoming activities:</p> <ul style="list-style-type: none"> ▪ Clerk of Works (Pellings) – visiting site twice a week. ▪ Party wall agreements in progress. ▪ Tenant choice items being finalised. ▪ Homes England funding draw-downs – ongoing. ▪ Graham working on updated estimates for Serpentine Court demolition. ▪ Supplier day held. ▪ Highways agreements completed. ▪ Play equipment design – in progress. ▪ Tenant choice items being developed. 		
<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	
<p>5. Andrew Fanning – Mears Group – Social Housing Decarbonisation Fund</p> <p>Andrew presented information about the delivery of a Social Housing Decarbonisation Fund project on the Lakes Estate. The objective of the project is move 48 homes from energy efficiency ratings C,D and E up to C. The works, which are funded by the Department for Energy Security and Net Zero, will include new doors, flat roofs, cavity walls or external wall treatments. The contract will be tendered in November/December 2024 and are expected to commence in January 2025. The works will last 3-4 months and 5 to 10 houses will be worked on at a time. Andrew confirmed that he will share the programme with GRAHAM.</p>		



6. Resident Liaison Officer Report – Keith McCahon (Project Director, GRAHAM Construction)	Action
<p>Keith presented the Stakeholder & Community Engagement Monthly Project Summary Report on Samantha’s behalf.</p> <p>Stakeholder & Community Engagement Monthly Project Summary Report – 8 July 2024:</p> <p>KM took the meeting through the report and highlighted some key points:</p> <p>SHEQ: 43 General safety observations had been carried out during the period.</p> <p>SHEQ: 154 inductions had been carried out, which was a high number, but several sub-contractors needed to be inducted.</p> <p>Safety & Health: There had been a cable strike at the Drayton Road site on Saturday 15th June where no one was hurt.</p> <p>Environmental: Vibration and sound monitoring devices are now installed on all sites.</p> <p>Quality Management: Site staff are continually monitoring the quality of workmanship and checking drawings and details making sure that the specification is not deviated from.</p> <p>Programme: A house on Burnmoor Close will be used to set standards and residents and LERF members will be able to plan a visit through SC.</p> <p>Mirror on Drayton Road: KM agreed to raise it so residents can see over parked cars.</p> <p>Parking on Garry Close and Tarbet Close: KM said he was doing as much as possible to ensure GRAHAM and its sub-contractors were not involved in the parking issues. Sam Carney is working on signage and talking to people about the impact of parking in those locations.</p> <p>Questions from LERF:</p> <p>Q: Will Warren Park be released back to public use in parcels</p> <p>A: No. The date for completion is March 2026. There would need to be a discussion with MKCC as the client if the park was to be opened any earlier than March 2026.</p> <p>Q: What’s happening about the Community Hub?</p> <p>A: That is a matter for MKCC. Graham will deliver the units. What goes into the units and how they are used is to be decided by the client.</p>	<p>KM</p>



	Action
<p>Q: Where are the Highway Agreements being put in place?</p> <p>A: Only the new roads.</p> <p>Q: Are there still plans to for speed reduction measures on Drayton Road?</p> <p>A: RM agreed to check and report to LERF.</p> <p>Q: Can the post box on Serpentine Court be moved as there is much reduced footfall now that the shops have closed?</p> <p>A: RM agreed to check and report to LERF.</p> <p>Q: What’s happening with the Warren Park play equipment?</p> <p>A: Sue Brown, MKCC’s Landscape Architect, has been reviewing the placement of the equipment. A new proposal for the layout will be brought back to LERF. The MUGA is still part of the plans. The theme of the equipment will be timber.</p>	<p>RM</p> <p>RM</p>
<p>7. Community Engagement Manager Update – Zulf Awan (MKCC)</p>	
<p><u>Landscaping on the Lakes Estate</u></p>	
<p>The team have successfully recruited a ‘Housing Landscape Officer’. The officer has not yet started in new post. This post will work on the areas which need to be transformed, require significant works or cutting back so that moving forward they can be maintained by Bletchley and Fenny Town Council. There is a dedicated budget for this work. There will be a meeting in August to discuss the issues/plans.</p>	
<p><u>Shops on Lakes Estate</u></p>	
<p>Article listing all retail units is going to be sent out in Lakes E Update and Serpentine Court newsletter. There will be a meeting at Bletchley Fenny Town Council (BFTC) full council on 9 July 2024 to discuss option of using a room at Spotlight for a retail unit to sell essential groceries. A meeting has been set for Monday 15 July 2024 to look at relocating the Food Bank top up shop/van to an area nearer to Serpentine Court. The meeting will include NHS Community Connector, BFTC, and Food Bank. If all are happy with proposed location it will need to be approved by MKCC Property Services and a licence will be granted if successful.</p>	



	Action
<p><u>FAQs on the MKCC website</u></p> <p>A new list of FAQs was drafted by Zulf and Rahul. This was shared with SCSG and Mariee. The latest draft has been updated to include comments/feedback.</p> <p><u>GRAHAM survey questions</u></p> <p>A list of questions has been drafted. This will be shared with LOLRA/LERF once Sam is back from leave.</p> <p><u>GRAHAM Community Engagement Plan</u></p> <p>KPIs have been drafted and will be shared with LOLRA/LERF once Sam is back from leave.</p> <p>8. Any other business</p> <p>None.</p> <p>9. Date of next meeting</p> <p>Thursday 19TH September, 6.30pm at Spotlight</p>	