



LERF MINUTES – 5 February 2026

Attendees: Mariee Wymer (Chair), Jan Power (LERF member), Sue Evans (LERF member), Liz Jenkins (LERF member), Tracy Tooman (LERF member), Lynn White (LERF member), Liz Williams (LERF member), Rahul Mundry (Development Manager, MKCC), Kevin Farrell (Tpas), Nicola Stribling (Allocations & Lettings Manager, MKCC), Julia Bandy (Resident Engagement Team Leader, MKCC)

Apologies: Stacey Coleburt (LERF member), Zulf Awan (Community Engagement Manager, MKCC), Samantha Key (Resident Liaison Officer, GRAHAM)

1. Welcome & introductions	Action
<p>Mariee opened the meeting and welcomed everyone. She explained that Sam Key had given her apologies, and Mariee had agreed that there was no need for GRAHAM to submit a report to the meeting. There had been a short period since the January report and Sam confirmed that there were no concerns. Rahul confirmed that he would provide the report on Zulf’s behalf.</p> <p>1. Minutes</p> <p>Minutes of 15 January 2026 were agreed as a true record.</p> <p>2. Matters Arising</p> <p>Page 6, item 6 – Cllr Hume confirmed that Chris Boyo (Housing Manager, MKCC) is dealing with the ongoing parking issues at Tarbot Close and agreed to contact him on the resident’s behalf. Carried forward.</p> <p>3. Nicola Stribling – Draft Serpentine Court Tenant Experience & Satisfaction Survey form</p> <p>Nicola attended to take feedback on the draft form and requested feedback from LERF.</p> <p>LERF made several points regarding space on the form for tenants who had transferred to other MKCC properties to give feedback; a question about the information in the welcome pack (particularly bin collections, local shops); a question about receiving financial advice.</p> <p>Nicola agreed to work with Nicola Watson to make sure the survey forms are sent using the tenants preferred communication channel. She thanked LERF and promised to provide a report once the survey responses have been collated.</p>	<p>EH</p>



	Action
<p>4. Construction Progress Update – Rahul Munday (MKCC)</p> <p>Current status</p> <p>Good overall progress continues to be achieved with only site A1 and Warren Park remaining to be handed over.</p> <p>Work on A1 (Blocks 11-A and 11-B) is progressing well and is on schedule.</p> <p>Work on Warren Park, including the construction of the play areas, is almost complete. The Clerk of Works team have commenced inspections of flats in A1.</p> <p>Remaining handovers are expected to be as follows:</p> <ul style="list-style-type: none"> ▪ A1 (Windermere Drive) is due to be handed over on 24th March 26 ▪ Warren Park is now expected to be handed over at the same time as A1. <p>Serpentine Court – demolition: following the approval of the planning application for the demolition of Serpentine Court MKCC IS continuing to work on the cost plan which will be taken forward to MKCC board for approval. The aim is to carry out the demolition during summer 2026, once the buildings are fully empty. Asbestos surveys will be fully completed prior to the commencement of any demolition works.</p> <p>The process of obtaining vacant possession of the Serpentine Court is ongoing. It is still expected that all secure tenants will have moved elsewhere by the end of February 2026. And, out of the three remaining owners of leasehold properties, two have agreed to sell to MKCC, and we are in detailed negotiations with the third. One of the purchases is expected to complete in the next few weeks.</p> <p>Following a request from LERF, Rahul had introduced a new section to is report covering the Defects Liability Period (DLP) repairs.</p> <p><u>Defects Completion Dates</u></p> <p>Burnmoor Close 8th July 2025 7th July 2026 A3 – Windermere Drive (Morar) 14th July 2025 13th July 2026 Drayton Rd (Kielder) – Houses 3rd Nov 2025 2nd Nov 2026 Drayton Rd (Kielder) - Flats 17th Nov 2025 16th Nov 2026 Melfort Drive (Padarn) – Houses 20th - 28th Nov 2025 19th - 27th Nov 2026 Melfort Drive (Padarn) – Flats 4th Dec 2025 3rd Dec 2026</p>	



<p>A1 – Windermere Drive (Pitsford) TBC TBC Warren Park TBC TB</p> <p><u>Defect Liability Period</u></p> <ul style="list-style-type: none"> • A Defects Liability Period (DLP) is a set time after construction completion when the contractor must fix any issues that appear that are the result of poor workmanship, or material faults. • In the case of the Lakes this is 12 months period. • During the DLP period the contractor is required to repair such defects, without charge. <p>Rahul also provided a detailed breakdown of the defects that had been reported in January 2026. He commented that there were relatively few reports in comparison to other projects of a similar size that he had worked on. Mariee thanked Rahul for the analysis, and it was agreed that LERF did not require the detailed breakdown for every meeting.</p> <p><u>Caretaking & Cleaning Services</u></p> <p>Caretakers Duties include:</p> <ul style="list-style-type: none"> • Litter pick, clear cobwebs external, clear leaves from front entrance and keep the bin area tidy. • Ensure all the internal and external areas are made safe and report all issues to the correct departments and sub-contractors. • Conduct Caretaker Block Audits. • Manage requests from housing officers and ASB officers meet contractors for lock changes, gas and electrical support via external companies <p>Cleaning Schedule: The cleaning schedules are fortnightly and are currently being carried out now at the following blocks:</p> <ul style="list-style-type: none"> • 5-6-19 Kielder Gardens • 15 Padarn Close off Melfort Drive. <p>5. Community Engagement Manager Update – Zulf Awan (MKCC)</p> <p>Zulf advised Mariee that LERF should circulate flyers to advertise their AGM in March. Mariee did not feel that flyers are cost effective and won't be read. Mariee to take up the matter with Zulf.</p>	<p>Action</p>
---	----------------------



Zulf also sent a draft revised terms of reference for LERF for them to consider. Mariee expressed concerns about the number of additional points in the revised draft version and said that she would prefer to keep the existing version.

Zulf also advised Mariee that any changes to the Terms of Reference or Policies will need to be agreed and signed off at the AGM.

The following updates had been received from Susan Haslam (Building Surveyor, MKCC):

Health & Safety update from Assets

As previously reported Milton Keynes City Council (MKCC) continues to carry out repairs and maintenance work at Serpentine Court. Repairs and maintenance to the buildings are focused on those buildings that are still occupied.

It is important for everyone to report any communal issues, especially external lighting, in the usual way – details are below.

MKCC continues to carry out all essential safety checks of the Serpentine court area.

Large sections of Serpentine Court have been closed off with hoarding in place for safety and security of the site. More works are in progress to close down and fence off parts of the estate, taking them out of use. Where this is happening, alternative routes will be made available. All the car parks on The Fern Grove side of the building will be closed to vehicles, with the last one outside 2- 20 to be closed down at the end of February.

For any issues with lighting on the footpaths please contact Highways by using the 'report it' function on MKCC website:

<https://www.milton-keynes.gov.uk/pay-report-and-apply/report-it>

The above link can also be used to report any issues with bin/rubbish collection.

There has also been an increase in the amount of fly tipping in the area, this is a real concern due to health and safety, fire risk, rodents and anti-social behaviour. If you see anyone fly tipping/dumping rubbish, please report it to your housing officer or use the above link.

Buckinghamshire Fire and Rescue Service continue to use empty blocks, shops and apartments on Serpentine Court for fire safety training. This been very useful training allowing both new and established fire fighters to use a real building to practice how they access flats and shops and carry out their duties. If anyone has any queries regarding the training, please contact your housing officer.



If you have any damp or mould issues in your council property, please report it to MEARS using the contact details below.

To report your repair and maintenance issues please use one of the following:
Telephone MEARS on 0330 123 2522, this is answered 24 hours a day, 7 days a week
Or Email: repairs.miltonkeynes@mearsgroup.co.uk

6. Questions

Q: Are the caretakers now operating on the newbuild sites?

A: Yes, they have begun delivering the service.

Q: Are there any rules about how long a tenant moving into a newbuild has to occupy their home before they can apply for a mutual exchange.

A: Secure tenants can register for a mutual exchange at any time. Tenants on Introductory tenancies must wait until the end of the introductory period.

Q: Have all the newbuild homes been allocated now?

A: Not yet. MKCC is working towards the latest provisional handover date of 24 March 2026 for the flats on Warren Park.

Q: Can the demolition of Serpentine Court be timed to coincide with the closure of Sir Herbert Leon school?

A: It's too early in the process to think about details like this.

Q: Does the Defects Liability Period cover Warren Park.

A: Yes.

Q: After the demolition of Serpentine Road, will there be a new road between Fern Grove and Windermere Drive.

A: That is currently the plan.

7. Any other business

None.

Date of next meeting – Annual General Meeting

Thursday 12th March, 6.30-7.30pm at Spotlight