



## **LERF MINUTES – 6 November 2025**

Attendees: Mariee Wymer (Chair), Jan Power (LERF member), Stacey Coleburt (LERF member), Sue Evans (LERF member), Liz Jenkins (LERF member), Vanessa Ropke (LERF member), Lynn White (LERF member), Jessie Gilsonan (LERF member), Sam Barnes (LERF member), John Fairclough (FSTC), Cllr Ed Hume, Rahul Mundry (Development Manager, MKCC), Chris Boyo, (Housing Manager MKCC), Samantha Key (Resident Liaison Officer, GRAHAM), Kevin Farrell (Tpas)

Apologies: Zulf Awan (Community Engagement Manager, MKCC), Mercy Zvenyika, Delia Shepherd (FTSC)

| <b>1. Welcome &amp; introductions</b>  | <b>Action</b>    |
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| <p>Mariee opened the meeting and welcomed everyone.</p> <p><b>1. Minutes</b></p> <p>Minutes of 9 October 2025 were agreed as a true record with the following amendment: Liz Jenkins attended and Jessie Gilsonan gave apologies.</p> <p><b>2. Matters Arising</b></p> <p>Page 3, item 5 – Rahul reported that MBNL had placed the mobile phone mast on the Serpentine Court tower block. It was MBNL, not MKCC, that had decided to remove it. However, they would have made this decision based on the fact that MKCC would not be continuing to provide them with the appropriate licence, due the fact that Serpentine Court was due to be demolished. Private companies erect masts to fulfil market demand. Many residents continue to experience low or no signal. Mariee agreed to conduct an online resident survey to find out which providers were affected. Carried forward.</p> <p>Page 3, item 3 – Rahul provided information about the height of the shrubs that have been planted in Tummel Way and had provided the resident who raised the query with further details via email. Complete.</p> <p>Page 3, item 3 – Sam reported that the road signage for Tummel Way had arrived at site and would be fitted, shortly. Complete.</p> <p>Page 4, item 6 – Sam reported that all materials and equipment had been moved from around the bus stop, including a mound of soil. Complete.</p> | <p><b>MW</b></p> |



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| <p><b>3. Construction Progress Update – Rahul Munday (MKCC)</b></p> <p><b>Current status</b></p> <p>Good overall progress continues to be achieved with the 16 houses at Drayton Rd now handed over.</p> <p>Upcoming and remaining handovers are expected to be as follows:</p> <ul style="list-style-type: none"> <li>▪ Drayton Rd –Flats (18 no.) – handover now planned for 17th November - this date has been moved back by two weeks due to completion items taking slightly longer than expected.</li> <li>▪ Melfort Drive 19th December 2025 – this date is likely to be brought forward due to good progress being made on the site.</li> <li>▪ Windermere Drive (A1) 24th March 2026.</li> </ul> <p>Work is also progressing well on Warren Park and on the construction of the play areas.</p> <p>MKCC and Graham have been aware that the situation on Bala Way was particularly difficult at the end of last week due to the delivery of tarmac for the resurfacing of the top car park. This work has now been completed, and the car park is open again. This means that all the car park works in the Tummel Way area are now completed, so MKCC expects the level of disruption to reduce significantly.</p> <p>Pellings, our Clerk of Work service is continuing to send 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>Serpentine Court demolition: following the approval of the planning application for the demolition of Serpentine Court, MKCC is working on the cost plan. This is to establish a cost to take forward to MKCC board for approval. As previously indicated 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> |        |



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| <p>The CPO process is progressing in relation to the 2-3 remaining leaseholder properties. A planning inspector, representing the Secretary of State, visited the site at the end of September 2025. MKCC is continuing to await their final decision as to whether to grant the order.</p> <p><b>4. Resident Liaison Officer Report – Sam Key (Resident Liaison Officer, GRAHAM Construction)</b></p> <p><u>Stakeholder &amp; Community Engagement Monthly Project Summary Report – October 2025</u></p> <p>Sam took the meeting through the report and highlighted some points:</p> <p>5 telephone calls had been logged during the period of which 4 were enquiries and 1 was a complaint. A full breakdown was provided. The cumulative total of calls since records began stood at 299.</p> <p>2740 letters had been issued to residents in the period, and there had been 188 microsite hits.</p> <p>Sam took the meeting through the Resident Liaison Officer Key Performance Indicators and the Community Engagement Plan progress and updates.</p> <p><b>5. Community Engagement Manager Update – Zulf Awan (MKCC)</b></p> <p>Rahul provided the report in Zulf’s absence beginning with a report on closures at Serpentine Court by Susan Haslam (Building Surveyor, MKCC).</p> <p><u>Serpentine 101 to 157 closure of communal areas</u></p> <p>The structural engineers on their Serpentine visit last month, noted that the brickwork above the slope / access route at the side of London Pride [that runs from Windermere Drive to the precinct / post box], is now in very poor condition.</p> <p>The plan is to close down the short cut that runs at the side of the communal door / London Pride. These works will commence once this section is vacant.</p> <p>Windermere Drive side – this will have hoarding / Heras fencing following the line of the kerb, from the corner of the Landlord’s garage around to the roller shutter of Happy Shopper. A robust boarding will be built under the overhang.</p> |               |



Precinct side - the red door will have the door entry system decommissioned and the red door will be secured. More robust hoarding will be erected from the corner of London Pride to the side wall of Happy shopper. This area may get vandalised as the Heras fencing around London Pride is targeted weekly. The plan is to make it as difficult as possible to get into this space.

Doors outside 99 and 147 – These are two doors to the extreme ends of the walkway that run across the top of London Pride and Happy Shopper. Both doors will have their entry systems decommissioned and each door will be secured. In addition to this the access route to the 147 door will also be cordoned off as it is an area that gets quite a bit of fly tipping. The area outside 99 will remain as the caretakers use this space.

MKCC has had reports that the area in and around London Pride is being used as a parkour circuit, so it is important to secure this area as robustly as possible.

All the secured areas will have signs that state the areas are not safe and PPE / hardhats must be worn when beyond the hoarding / fencing.

Communal lighting in and around the area will remain on for the time being.

Closure of this walkway will have a minimum impact pedestrians. Their new route will take them round the back of the Happy Shopper and add [approximately] 100 m to their journey. This short cut has never been suitable for buggies due to the kerbs and width of the footpath so there is no change in the route for people who use these. People going to Herbert Leon School are the ones most impacted by this closure; however, the alternative route adds only a few moments to their journey.

All these areas / measures will continue to be monitored until the final residents are moved out.

Susan has also arranged for the decommissioning of the one communal doors that opens onto the precinct / Redway. This door has been heavily vandalised in recent weeks [as has the other one leading to Windermere].

#### Structural engineer visit

Susan visited Serpentine on the 9 October with the structural engineer visit. He identified that there are some structural issues in and around this doorway that mean MKCC needs to stop using it immediately. The actions we have taken are:

- The door has been screwed shut [the glass in the door was already boarded up] and we have installed boarding.

#### **Action**



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| <ul style="list-style-type: none"> <li>• The gates to the ground floor flats have been screwed shut also to close down access via the garden flats [both are empty].</li> <li>• The door entry system that operates it just this door has been turned off so there is no impact to the communal door onto the carpark / Windermere Drive side.</li> <li>• This closure will restrict the access of the tenants out into the precinct for the last few weeks of their residency, however their primary exit route in the event of a fire has not been affected this route remains open out to Windermere side of the building. They also have access to balconies to the front and rear of the building which Bucks Fire have assured me their equipment can easily access.</li> <li>• There are only four remaining occupied properties in this section of the building. All are due to move out in December to new build properties.</li> <li>• All occupants were contacted by phone and messages were left for two of the tenants.</li> <li>• Going forward this technique will be used for other doors as a security measure however this will be for empty sections of the building.</li> </ul> <p>Zulf had provided the following report:</p> <p>The Fire Brigade is using sections of the buildings for safety training throughout the day into early evening for the remainder of the year. This will help with their training as well as surveillance. MKCC received really good feedback as they have been using the space and layout to train new recruits.</p> <p>Workers from utility companies will be on site over the coming weeks this is to make sections of the building safe. National Grid will be changing connection points throughout the remainder of the year. NPOWER will be on site mid-October to terminate gas points/supply to redundant sections of the building. Major works were completed to the gas mains last Friday.</p> <p>Quarterly structural engineers visit was carried out 6 November. Actions will be picked up on 7 November and actioned next week. The next scheduled visit is December and Susan Haslam will attend.</p> <p>Fly tipping is becoming a big concern, we need to report this to MKCC:<br/> <a href="https://mycouncil.milton-keynes.gov.uk/MyServices">https://mycouncil.milton-keynes.gov.uk/MyServices</a></p> | <p><b>Action</b></p> |
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