LERF MEETING MINUTES – 23 April 2026
6:30pm at Spotlight, Lakes Estate, Bletchley

Attendees:

- Mariee Wymer (Chair)
- Stacey Coleburt (LERF member)
- Tracie Harvey (LERF member)
- Jeanette Ollard (LERF member)
- Sue Evans (LERF member)
- Jan Power (LERF member)
- Zulf Awan (Community Engagement Manager, MKCC)
- Rahul Mundray (Development Manager, MKCC)
- Cllr Ed Hume (MKCC Councillor)

Apologies:

- Kevin Farrell (Tpas)
- Rachel Lintott (LERF member)
- Liz Jenkins (LERF member)
- Liz Williams (LERF member)
- Katherine Thomson
- Samantha Swain (Resident Liaison Officer, GRAHAM)

1. Introductions/apologies Mariee opened the meeting and welcomed everyone.	
2. Minutes of last meeting: • One amendment to action linked to AN, should be for Cllr Ed Hume • Apart from the above the minutes of 12 March 2026 were agreed as a true record. • **Action: ZA to make amendment and send final draft to MW** **Matters Arising** • MW thanked everyone who attended the last meeting and the AGM • **Action: Cllr Ed Hume confirmed that the ongoing parking issues at Tarbot Close will be referred to Annie Naisbett (Head of Housing Operations, MKCC).**	**Action:** **ZA** **EH**
3. **GRAHAM Construction update – Samantha Swain, Resident Liaison Officer** • Not present, nothing to report, • **Action: RM to contact Sam to ask if she will be attending any future meetings**	**RM**
4. Construction Progress Update – Rahul Mundray (MKCC) Rahul passed around photos of new homes	**Action:**

Status Update:
• Good news - all residential properties have been completed and handed over.
• There are some outstanding items in Warren Park that require completion, such as areas of recently seeded grass.
Serpentine Court – demolition:
• Following planning approval for the application to demolish Serpentine Ct. we are continuing to work on the cost plan, which will be taken 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 completed prior to demolition.
• The process of obtaining vacant possession of Serpentine Court is progressing.
• All secure tenants have now moved elsewhere.
Leaseholders:
In relation to the 3 remaining leasehold properties:
• The purchase of one of the properties has now been completed, leaving 2 leasehold properties for MKCC to purchase
• We expect to complete the purchase of the probate property, during June.
• Detailed negotiations are continuing with third and final owner-occupant.
• Now that it is almost vacant, there has been a rise in anti-social behaviour in Serpentine Court. The council is seeking to hoard the whole site, as soon as possible.
• MW raised access issues with remaining leaseholder
• RM: Access for the remaining leaseholders will be maintained, as required.
• **Action: RM to keep Forum updated regarding leaseholders and access at next meeting**
 	
Defect Liability Period:
• 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 the contractor is required to repair such defects, without charge.
• The liability periods for each area end on the following dates:
  ○ Burnmoor Close: 7th July 2026
  ○ A3 – Windermere Drive (Morar): 13th July 2026
  ○ Drayton Rd (Kielder) – Houses: 2nd Nov 2026
  ○ Drayton Rd (Kielder) – Flats: 16th Nov 2026
  ○ Melfort Drive (Padarn) – Houses: 19th - 27th Nov 2026
	RM

- Melfort Drive (Padarn) – Flats: 3rd Dec 2026
- A1 – Windermere Drive (Pitsford): TBC
- Warren Park: TBC

Defects reported in March 2026:

- Burnmoor Close: none
- A3 – Windermere Drive (Morar): none
- A1 – Pitsford etc:
  - Hot water not sufficient
  - Intercom not working (x4 reports)
  - Bin cupboard not opening with fob
  - Shower fitting broken
- Drayton Rd (Kielder):
  - Main doors not securing properly
  - Leaking pipes (x4 reports)
  - Garden shed in poor location
  - Hot water tank error message
  - Cupboard door fallen off
  - Mould appearing
- Melfort Drive (Padarn):
  - Flush handle broken
  - Burning smell from radiator
  - Main entrance doors not locking
  - Leaking pipe
  - Windows not operating properly
  - Doorstop missing
- Burnmoor / Morar (A3): None

Highlighted issues:

- Heating issues are still being investigated, but may need to wait until the Autumn, until further testing can be carried out
- A solution to the mould issues related to residents not being aware of the need to reset there MVHR systems (extractor fans) after a power failure, is still being examined

Priority issues occurring outside reporting period:

- The failsafe to unlocking the communal door appears to have failed at Padern Place (Melfort), following a power failure, locking residents in the building.
- The fire brigade where called and they have removed the problematic locks.

• The doors had worked perfectly when tested at handover and were certified as meeting required standards. However, a fault still appears to have arisen. • The issue is being investigated as a high-priority, and any necessary steps will be taken to ensure the system works effectively. • **Action: RM to provide update on the door lock at next meeting** **Post Box:** • MW: can we have an update on the Post box? • RM: spoke to Subcontractor for Royal Mail, the box will be removed, or sealed, by end of May, as yet no alternatives have been agreed • **Action: Cllr EH to contact MP Callum Anderson regarding the lack of post box issue** **Bus Stop shelter:** • MW: bus stop was moved, when will we get a bus shelter for the new stop? • RM: no date has been given from bus company • **Action: Cllr EH agreed to request an update on moving the shelter**	**RM** **EH** **EH**
5. Community Engagement Officer Update – Zulf Awan (MKCC) • Lakes Estate Opening Ceremony/Handover Event on 19 March went very well • Good attendance and representation from partners, residents and colleagues • Thanks to GRAHAM for organising the event	
6. Any other business Nothing to report	
7. Date of next meeting • 4 June 2026, location TBA • **Action MW to source location and share it with residents, colleagues, councillors etc.**	**Action:** **MW**