



Serpentine Court Steering Group

Tuesday 9th July 2024

Minutes

Residents: Cassy Elliott (Deputy Chair), Nadia Hardi, Robyn Goodwin, Mohamed Rohim, John Pearce (observer), Sue Evans (observer – LOLRA & LERF)

Staff/Councilors: Zulf Awan (MKCC), Kevin Farrell (Tpas), Lucy Tucker (MKCC), Nicola Watson (MKCC)

Apologies: Danielle Slaymaker (Chair), Mercy Zvenyika (Deputy Chair), Pauline Wright, Sebastian Power (Deputy Chair), Stacey Coleburt

	Action
<p>1. Welcome and introductions</p> <p>Cassy opened the meeting and welcomed everyone.</p>	
<p>2. Minutes of 14th May 2024</p> <p>Agreed as a true record.</p> <p>Matters arising – Rent Models: Zulf to request rent models for new-build homes and the Council Tax bandings and present to the next SCSG meeting. Carried forward and transferred to Amanda Griffiths – carried forward.</p> <p>Matters arising – Right to Return: Zulf to check if tenants who are moving out of Serpentine Court temporarily are being issued with licences that include a clause stating they have the Right to Return? See Item 3 below. Action transferred to Lucy Tucker. MKCC are not re-drafting the licences that have been issued but all the affected tenants have been sent a letter guaranteeing the Right to Return to a home in Phase A. Completed.</p> <p>Matters arising – Regarding a tenant who had been forced to move during 2023 due to the condition of their home. Zulf reported that the Right to Return was operating from 5 December 2023, but he agreed to investigate the case. Action transferred to Lucy Tucker. The case is ongoing. Completed.</p> <p>Matters arising – Item 3, page 2 – Local Lettings Policy: MKCC’s Legal Department has provided LT with comments, and she expects to be able to share the draft with SCSG at its September 2024 meeting. Completed.</p> <p>Matters arising – Item 3, page 2 – Q&A sheet for Allocations: LT reported that this is a work in progress item, and she update SCSG at the next meeting.</p>	<p>AG</p> <p>LT</p>



3. Allocations update – Lucy Tucker Head of Housing Operations, MKCC

Lucy covered the matters arising from the May SCSG meeting. See above.

Housing Needs Assessments (HNA)

Nicola Watson reported on progress to date. She had visited 34 households and there are 21 live applicants. Nicola is prioritising tenants who may need adaptations to their new homes. The focus of her work is organising 1-1 sessions with every household to understand their needs. A small number of households have already accepted transfers.

The next Serpentine Court newsletter will contain Nicola's details and she will be commencing a surgery at Spotlight (Tuesdays 1-4pm) shortly.

4. Project update – Rahul Munday, Development Manager

Since start on site was achieved in mid-January 2024, good progress continues to be achieved.

Key Achievements:

Start on site was achieved 15th January 2024

Site progress:

- 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.

Upcoming activities:

- 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.

Other:

- Supplier day held
- Highways agreements completed
- Play equipment design – in progress
- Tenant choice items being developed
- Electrical Sparking incident dealt with out of hours: – a sparking electricity cable, just outside the boundary of site A3, was reported to fire brigade (over the weekend of 6-7th July) ; the cable was isolated by national grid.



Graham's out of hours service responded effectively to ensure it was dealt with. Further investigation on the cause of the issue is ongoing.

		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	

All sites started at the same time and the project is currently reporting to be on programme.

5. Lakes Estate Renewal Forum

The next meeting will be held on Thursday 19th September, 6.30pm, Spotlight.

6. Zulf Awan, Community Engagement Officer

Info & Policy Tracker update

Meeting was held with KF to revise the document. ZA will send out new draft once tidied it up.

Rent setting

This has been passed on to AG/WR. They are looking to provide indicative levels of rent. This will come with a warning that it is based on current levels and not an accurate amount for next year. Realistically we could be looking at Jan 2025 before we have a better idea of rents.

Plans for the demolition of Serpentine Court

The demolition will be subject to planning permission. 'Meanwhile usage' could be a park/open space but nothing has been confirmed.

Landlord Offer document

Draft was sent to SCSG. Now dependant on having a Local Lettings Plan, this is now back from Legal and LT is making final amendments



Resident Leaseholders update

Seven remaining. If necessary MKCC will consider Compulsory Purchase Orders. This is not MKCC's preferred option.

Community Engagement Officer post update

Community Engagement Officer post is still under review. ZA will update SCSG when he knows more.

Closure of Serpentine Court shop units

Article listing all retail units is going to be sent out in Lakes E Update and Serpentine Court newsletter. There was 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. There is a meeting on 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 parties are happy with proposed location it will need to be approved by MKCC Property Services and a licence will be granted if successful.

FAQs on MKCC website

A new list of FAQs was drafted by ZA and RM. This was shared with SCSG and MW. Latest draft has been updated to include comments/feedback.

Serpentine Court newsletter Summer 2024

Articles include an introduction to Nicola Watson, Repairs and Maintenance, and a shops update.

7. Questions

Following Nicola Watson's report that tenants were beginning to ask about how they were going to live in the new homes and specific questions about accommodating American-style fridge freezers. The question was asked as to whether she had been given the details of the kitchen equipment (ovens and hobs) and the kitchen designs. Nicola confirmed that she had not and KF agreed to contact Rahul to seek clarification and to ask him to liaise with Nicola.

KF

The question was asked as to whether SCSG members could be taken on a tour of the development sites. KF agreed to contact Rahul.

KF

8. Any other business

None.



Date of next meeting: Tuesday 10th September, 6.30pm – 7.45pm – at Spotlight	
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