



Serpentine Court Steering Group

Tuesday 15th October 2024

Minutes

Residents: Cassy Elliott (Deputy Chair), Mercy Zvenyika (Deputy Chair), Pauline Wright, Delia Shepherd (observer – Fenny and Stratford Town Council)

Staff/Councilors: Zulf Awan (MKCC), Kevin Farrell (Tpas)

Apologies: Mariee Wymer (observer – LOLRA & LERF)

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<p>1. Welcome and introductions</p> <p>Mercy opened the meeting, welcomed everyone and announced that Danielle Slaymaker (Chair), Cassy Elliott (Deputy Chair) and Robyn Goodwin had stood down. Mercy and Zulf thanked them on behalf of SCSG and MKCC for their hard work and commitment since 2017.</p> <p>Mercy went on to announce that, following discussions with MKCC and Tpas and consultation with SCSG members, this would be the final meeting of the Serpentine Court Steering Group. It would be merging with Lakes Estate Renewal Forum from November. SCSG had been under review for the last 12 months and following the resignation of several active members, it was no longer sustainable.</p> <p>Zulf assured the meeting that Serpentine Court business would continue to be discussed at LERF meetings and would be a standing item on the agenda. There is also scope to hold separate workshops and sub-meetings for Serpentine Court residents if required.</p> <p>Kevin acknowledged the SCSG members' commitment and determination since 2017 and the positive impact they have had on the project.</p> <p>Mariee Wymer (LERF Chair) has been a regular attendee at SCSG meetings, and she is looking forward to working with the remaining SCSG members.</p>	
<p>2. Minutes of 17th September 2024</p> <p>Agreed as a true record.</p> <p>Matters arising – Carpeting of new homes: It is not feasible to carpet the stairs due to the incompatibility of the joins that will be needed with the landings. The stairs will have a vinyl covering. Complete.</p> <p>Matters arising – Q&A sheet for Allocations: WR reported that Lucy Tucker has returned to her substantive post covering the Private Sector and Amanda Griffiths is now dealing with the matter. Carried forward.</p>	ZA



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<p data-bbox="252 344 1085 380">3. Project update – Rahul Munday, Development Manager</p> <p data-bbox="204 416 451 448"><u>Key Achievements</u></p> <p data-bbox="204 483 754 515">Start on site was achieved 15th Jan 2024.</p> <p data-bbox="204 551 1201 616">Good progress continues to be achieved across all sites despite the inclement weather conditions. All blocks are either on, or ahead of schedule.</p> <p data-bbox="204 651 383 683"><u>Site progress</u></p> <ul data-bbox="204 719 1222 1120" style="list-style-type: none"> - Windermere Drive A1 – Working to complete ground floor decking / external brickworks. - Windermere Drive A3 – Work progressing on door and window installations. - Melfort & Drayton – Working on external brickworks / internal blockwork; along with progressing door, window and roof installations. - Burnmoor – continuing work on external brickworks / internal blockwork; and progressing pitched-roof tiling, along with mansard/solar panels. - Warren Park – Tarmac & soil works continue to progress. <p data-bbox="204 1155 462 1187"><u>Upcoming activities</u></p> <ul data-bbox="204 1223 1174 1388" style="list-style-type: none"> • Clerk of Works (Pellings) – visiting site twice a week • Party wall agreements in progress. • Homes England funding draw-downs – ongoing • Graham working on updated estimates for Serpentine Court demolition – survey in progress. <p data-bbox="204 1424 284 1456"><u>Other</u></p> <ul data-bbox="204 1491 987 1590" style="list-style-type: none"> • Play equipment design – in progress. • Tenant choice – colour choice suites now agreed. • Interactions continuing with Royal Mail regarding post box. <p data-bbox="204 1626 547 1657"><u>Planned completion dates</u></p> <p data-bbox="204 1693 868 1724">All sites started at the same time - 183 new homes</p> <p data-bbox="204 1760 718 1792">Burnmoor Close: July 2025 - 6 houses</p> <p data-bbox="204 1827 954 1859">Windermere Drive A3 site: July 2025 - 8 flats & 8 houses</p> <p data-bbox="204 1895 853 1926">Drayton Rd: October 2025 - 18 flats & 16 houses</p> <p data-bbox="204 1962 895 1993">Melfort Drive: December 2025 - 21 flats & 41 houses</p>	



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<p>Windermere Drive Blocks 11A & 11B: March 2026 - 65 flats</p> <p>Warren Park Planned for - February 2026 but works could extend longer.</p> <p>4. Lakes Estate Renewal Forum</p> <p>The next meeting will be held on Thursday 7th November, 6.30pm, Spotlight.</p> <p>5. Zulf Awan, Community Engagement Officer</p> <p><u>Resident Leaseholders update</u></p> <p>Seven resident leaseholders remaining now. A Delegated Decision is being taken on 22nd October in relation to CPOs, which remains a last resort. MKCC would still prefer to reach agreements with all leaseholders.</p> <p><u>Closure of Serpentine Court shop units</u></p> <p>The Foodbank has applied for a licence to park its van near Spotlight/shops. The application is with Property services/legal team ZA, MW and BFTC are meeting on 29th October to look into options including a good neighbour/volunteer project.</p> <p><u>Housing Needs Assessments</u></p> <p>All Serpentine tenants are engaged with the project. Twenty-two tenants have moved, and 14 further tenants are under offer or in the process of moving. Of the remaining tenants, 39 have 'Moving Away' as their preference. These customers will be advised that it may not be possible to find the property sizes and types in their chosen areas easily and there could be a chance that they are offered Lakes Estate new-builds. Individual circumstances will be considered and discussed. Nicola Watson (MKCC) will be spending the remainder of October confirming any missing information/details. During November, NW will contact those who have chosen a new-build property to collect details on their area preferences.</p> <p><u>Asset Management – Repairs and Maintenance</u></p> <p>There are concerns over residents still putting items under staircases, this is not acceptable. On a recent inspection every staircase had something underneath that could be trip hazards if there was a fire.</p> <p>As part of the plan to demolish Serpentine Court, the intrusive inspections to understand what the building is made of, to establish the materials etc started last Monday and will be ongoing for another three weeks. The work includes hammer, drilling etc. this will be done with Health & Safety in mind but is noisy and dusty. It includes communal areas and there could be holes left as a result of inspections, but areas will be made safe.</p>	



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<p>Residents are reminded that if they damp mould issues please report to MEARS. There has been a case where a resident did not report damp and mould as they thought the building is going to get knocked down.</p> <p>The Quarterly Structural Engineer visit was carried out and the repair works to the columns at the side of Happy Shopper have been completed.</p> <p>The main block (98-216) above the shops is steadily emptying, MKCC is making plans for its future and making sure residents are not alone in a block.</p> <p>The recent heavy rain has had an impact on the building sites. Residents should report any issues. Also please report any communal lights that are not working to Mears.</p> <p>The Fire Service are continuing to use The Happy Shopper, and other areas that have no impact on residents, for their training. They are very pleased with the feedback from the crews.</p> <p>A meeting with Scotland Gas Networks (SGN) has taken place to discuss the planned works to the gas mains that run in and around Serpentine Court. SGN has made some changes as a result of the meeting. These works will impact areas of the precinct as a major gas mains pipe runs through, connecting the North of the Lakes Estate with the South. The start date will be in the Winter, and the works will not impact supply.</p> <p>There is a water mains issue due to the decommissioning of Chicken Shop, and there will be works in and around the precinct. After Christmas the mast will be taken down, a crane will be brought in to do this work.</p> <p>6. Questions</p> <p>None.</p> <p>7. Any other business</p> <p>GRAHAM Construction will be conducting visits to the new-build sites with residents and MKCC staff on Friday 18th October.</p>	
Date of next LERF meeting: Thursday 7th November, 6.30pm – 7.45pm – at Spotlight	